

# Planning Sub-Committee & Planning Committee Agenda



To: Councillor Chris Clark (Chair)  
Councillor Leila Ben-Hassel (Vice-Chair)  
Councillors Paul Scott, Clive Fraser, Toni Letts, Callton Young, Jason Perry,  
Scott Roche, Gareth Streeter and Ian Parker

Reserve Members: Joy Prince, Jamie Audsley, Bernadette Khan,  
Caragh Skipper, Andrew Pelling, Pat Clouder, Helen Redfern, Michael Neal,  
Badsha Quadir and Jan Buttinger

A meeting of the **Planning Sub-Committee & Planning Committee** which you are hereby summoned to attend, will be held on **Thursday, 6 August 2020**. Planning Sub-Committee will be held at 6.00pm and the Planning Committee at the rise of the Planning Sub-Committee but not earlier than 6:30pm. This meeting will be held remotely. Members of the Committee will be sent a link to remotely attend the meeting in due course.

**PLEASE NOTE:** Members of the public are welcome to remotely attend this meeting via the following web link: <http://webcasting.croydon.gov.uk/meetings/10374>

JACQUELINE HARRIS BAKER  
Council Solicitor and Monitoring Officer  
London Borough of Croydon  
Bernard Weatherill House  
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Michelle Ossei-Gerning  
020 8726 6000 x84246  
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[www.croydon.gov.uk/meetings](http://www.croydon.gov.uk/meetings)  
Wednesday, 29 July 2020

If you would like to record the meeting, we ask that you read the guidance on the recording of public meetings [here](#) before attending.

To register a request to speak, please either e-mail [Democratic.Services@croydon.gov.uk](mailto:Democratic.Services@croydon.gov.uk) or phone the number above by 4pm on the Tuesday before the meeting.

The agenda papers for all Council meetings are available on the Council website  
[www.croydon.gov.uk/meetings](http://www.croydon.gov.uk/meetings)

If you require any assistance, please contact Michelle Ossei-Gerning  
020 8726 6000 x84246 as detailed above.

## **AGENDA – PART A**

### **PLANNING SUB-COMMITTEE**

**1. Apologies for absence**

To receive any apologies for absence from any members of the Committee.

**2. Minutes of Previous Meeting**

To approve the minutes of the meeting held on Thursday 30 July 2020 as an accurate record.

[To Follow]

**3. Disclosure of Interest**

In accordance with the Council's Code of Conduct and the statutory provisions of the Localism Act, Members and co-opted Members of the Council are reminded that it is a requirement to register disclosable pecuniary interests (DPIs) and gifts and hospitality to the value of which exceeds £50 or multiple gifts and/or instances of hospitality with a cumulative value of £50 or more when received from a single donor within a rolling twelve month period. In addition, Members and co-opted Members are reminded that unless their disclosable pecuniary interest is registered on the register of interests or is the subject of a pending notification to the Monitoring Officer, they are required to disclose those disclosable pecuniary interests at the meeting. This should be done by completing the Disclosure of Interest form and handing it to the Democratic Services representative at the start of the meeting. The Chair will then invite Members to make their disclosure orally at the commencement of Agenda item 3. Completed disclosure forms will be provided to the Monitoring Officer for inclusion on the Register of Members' Interests.

**4. Urgent Business (if any)**

To receive notice of any business not on the agenda which in the opinion of the Chair, by reason of special circumstances, be considered as a matter of urgency.

**5. Planning applications for decision (Pages 7 - 10)**

To consider the accompanying reports by the Director of Planning & Strategic Transport:

**5.1 19/03845/HSE 9 The Close Pampisford Road, Purley, CR8  
2QD (Pages 11 - 22)**

Alterations and erection of a two storey side extension, single/two storey rear extension, loft conversion including rear dormers, raised car space

at the front and a rear terrace.

Ward: Purley Oaks And Riddlesdown  
Recommendation: Grant permission

**5.2 20/01761/FUL 226 Addington Road, South Croydon, CR2  
8LD (Pages 23 - 40)**

Erection of extensions to rear of the existing building to provide a 2 bedroom dwelling with private amenity courtyard and additional refuse and cycle provision.

Ward: Selsdon Vale and Forestdale  
Recommendation: Refuse permission

## **PLANNING COMMITTEE**

**6. Apologies for absence**

To receive any apologies for absence from any members of the Committee.

**7. Minutes of Previous Meeting**

To approve the minutes of the meetings held on Thursday 30 July 2020 as an accurate record.

[To Follow]

**8. Disclosure of Interest**

In accordance with the Council's Code of Conduct and the statutory provisions of the Localism Act, Members and co-opted Members of the Council are reminded that it is a requirement to register disclosable pecuniary interests (DPIs) and gifts and hospitality to the value of which exceeds £50 or multiple gifts and/or instances of hospitality with a cumulative value of £50 or more when received from a single donor within a rolling twelve month period. In addition, Members and co-opted Members are reminded that unless their disclosable pecuniary interest is registered on the register of interests or is the subject of a pending notification to the Monitoring Officer, they are required to disclose those disclosable pecuniary interests at the meeting. This should be done by completing the Disclosure of Interest form and handing it to the Democratic Services representative at the start of the meeting. The Chair will then invite Members to make their disclosure orally at the commencement of Agenda item 3. Completed disclosure forms will be provided to the Monitoring Officer for inclusion on the Register of Members' Interests.

**9. Urgent Business (if any)**

To receive notice of any business not on the agenda which in the opinion of the Chair, by reason of special circumstances, be considered as a matter of urgency.

**10. Development presentations (Pages 41 - 42)**

To receive the following presentations on a proposed development:

There are none.

**11. Planning applications for decision (Pages 43 - 46)**

To consider the accompanying reports by the Director of Planning & Strategic Transport:

**11.1 20/00534/FUL 2 Barham Road, South Croydon, CR2 6LD**  
(Pages 47 - 62)

Demolition of dwelling house and erection of a three storey building with accommodation in the roof consisting of 9 flats with associated car parking, cycle parking, refuse storage and landscaping.

Ward: Waddon

Recommendation: Grant permission

**12. Items referred by Planning Sub-Committee**

To consider any item(s) referred by a previous meeting of the Planning Sub-Committee to this Committee for consideration and determination:

There are none.

**13. Other planning matters (Pages 63 - 64)**

To consider the accompanying report by the Director of Planning & Strategic Transport:

There are none.

**14. Exclusion of the Press & Public**

The following motion is to be moved and seconded where it is proposed to exclude the press and public from the remainder of a meeting:

"That, under Section 100A(4) of the Local Government Act, 1972, the press and public be excluded from the meeting for the following items of business on the grounds that it involves the likely disclosure of exempt information falling within those paragraphs indicated in Part 1 of Schedule 12A of the Local Government Act 1972, as amended."



## PLANNING SUB-COMMITTEE AGENDA

### PART 5: Planning Applications for Decision

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#### 1 INTRODUCTION

- 1.1 In this part of the agenda are reports on planning applications for determination by the Planning Committee.
- 1.2 Although the reports are set out in a particular order on the agenda, the Chair may reorder the agenda on the night. Therefore, if you wish to be present for a particular application, you need to be at the meeting from the beginning.
- 1.3 Any item that is on the agenda because it has been referred by a Ward Member, GLA Member, MP or Resident Association and none of the person(s)/organisation(s) or their representative(s) have registered their attendance at the Town Hall in accordance with the Council's Constitution (paragraph 3.8 of Part 4K – Planning and Planning Sub-Committee Procedure Rules) the item will be reverted to the Director of Planning to deal with under delegated powers and not be considered by the committee.
- 1.4 The following information and advice applies to all reports in this part of the agenda.

#### 2 MATERIAL PLANNING CONSIDERATIONS

- 2.1 The Committee is required to consider planning applications against the development plan and other material planning considerations.
- 2.2 The development plan is:
  - the London Plan (consolidated with Alterations since 2011)
  - the Croydon Local Plan (February 2018)
  - the South London Waste Plan (March 2012)
- 2.3 Decisions must be taken in accordance with section 70(2) of the Town and Country Planning Act 1990 and section 38(6) of the Planning and Compulsory Purchase Act 2004. Section 70(2) of the Town and Country Planning Act 1990 requires the Committee to have regard to the provisions of the Development Plan, so far as material to the application; any local finance considerations, so far as material to the application; and any other material considerations. Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires the Committee to make its determination in accordance with the Development Plan unless material planning considerations support a different decision being taken. Whilst third party representations are regarded as material planning considerations (assuming that they raise town planning matters) the primary consideration, irrespective of the number of third party representations received, remains the extent to which planning proposals comply with the Development Plan.
- 2.4 Under Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990, in considering whether to grant planning permission for development which affects listed buildings or their settings, the local planning authority must have special regard to the desirability of preserving the building or its setting or any features of architectural or historic interest it possesses.

- 2.5 Under Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990, in considering whether to grant planning permission for development which affects a conservation area, the local planning authority must pay special attention to the desirability of preserving or enhancing the character or appearance of the conservation area.
- 2.6 Under Section 197 of the Town and Country Planning Act 1990, in considering whether to grant planning permission for any development, the local planning authority must ensure, whenever it is appropriate, that adequate provision is made, by the imposition of conditions, for the preservation or planting of trees.
- 2.7 In accordance with Article 31 of the Development Management Procedure Order 2010, Members are invited to agree the recommendations set out in the reports, which have been made on the basis of the analysis of the scheme set out in each report. This analysis has been undertaken on the balance of the policies and any other material considerations set out in the individual reports.
- 2.8 Members are reminded that other areas of legislation covers many aspects of the development process and therefore do not need to be considered as part of determining a planning application. The most common examples are:
- **Building Regulations** deal with structural integrity of buildings, the physical performance of buildings in terms of their consumption of energy, means of escape in case of fire, access to buildings by the Fire Brigade to fight fires etc.
  - Works within the highway are controlled by **Highways Legislation**.
  - **Environmental Health** covers a range of issues including public nuisance, food safety, licensing, pollution control etc.
  - Works on or close to the boundary are covered by the **Party Wall Act**.
  - **Covenants and private rights** over land are enforced separately from planning and should not be taken into account.

### 3 **ROLE OF THE COMMITTEE MEMBERS**

- 3.1 The role of Members of the Planning Committee is to make planning decisions on applications presented to the Committee openly, impartially, with sound judgement and for sound planning reasons. In doing so Members should have familiarised themselves with Part 5D of the Council's Constitution 'The Planning Code of Good Practice'. Members should also seek to attend relevant training and briefing sessions organised from time to time for Members.
- 3.2 Members are to exercise their responsibilities with regard to the interests of the London Borough of Croydon as a whole rather than with regard to their particular Ward's interest and issues.

### 4. **THE ROLE OF THE CHAIR**

- 4.1 The Chair of the Planning Committee is responsible for the good and orderly running of Planning Committee meetings. The Chair aims to ensure, with the assistance of officers where necessary, that the meeting is run in accordance with the provisions set out in the Council's Constitution and particularly Part 4K of the Constitution 'Planning and Planning Sub-Committee Procedure Rules'. The Chair's most visible responsibility is to ensure that the business of the meeting is conducted effectively and efficiently.
- 4.2 The Chair has discretion in the interests of natural justice to vary the public speaking rules where there is good reason to do so and such reasons will be minuted.



- 4.3 The Chair is also charged with ensuring that the general rules of debate are adhered to (e.g. Members should not speak over each other) and that the debate remains centred on relevant planning considerations.
- 4.4 Notwithstanding the fact that the Chair of the Committee has the above responsibilities, it should be noted that the Chair is a full member of the Committee who is able to take part in debates and vote on items in the same way as any other Member of the Committee. This includes the ability to propose or second motions. It also means that the Chair is entitled to express their views in relation to the applications before the Committee in the same way that other Members of the Committee are so entitled and subject to the same rules set out in the Council's constitution and particularly Planning Code of Good Practice.

## **5. PROVISION OF INFRASTRUCTURE**

- 5.1 In accordance with Policy 8.3 of the London Plan (2011) the Mayor of London has introduced a London wide Community Infrastructure Levy (CIL) to fund Crossrail. Similarly, Croydon CIL is now payable. These would be paid on the commencement of the development. Croydon CIL provides an income stream to the Council to fund the provision of the following types of infrastructure:
- i. Education facilities
  - ii. Health care facilities
  - iii. Projects listed in the Connected Croydon Delivery Programme
  - iv. Public open space
  - v. Public sports and leisure
  - vi. Community facilities
- 5.2 Other forms of necessary infrastructure (as defined in the CIL Regulations) and any mitigation of the development that is necessary will be secured through A S106 agreement. Where these are necessary, it will be explained and specified in the agenda reports.

## **6. FURTHER INFORMATION**

- 6.1 Members are informed that any relevant material received since the publication of this part of the agenda, concerning items on it, will be reported to the Committee in an Addendum Update Report.

## **7. PUBLIC SPEAKING**

- 7.1 The Council's constitution allows for public speaking on these items in accordance with the rules set out in the constitution and the Chair's discretion.

## **8. BACKGROUND DOCUMENTS**

- 8.1 The background papers used in the drafting of the reports in part 6 are generally the planning application file containing the application documents and correspondence associated with the application. Contact Mr P Mills (020 8760 5419) for further information. The submitted planning application documents (but not representations and consultation responses) can be viewed online from the Public Access Planning Register on the Council website at <http://publicaccess.croydon.gov.uk/online-applications>. Click on the link or copy it into an internet browser and go to the page, then enter the planning application number in the search box to access the application.

## **9. RECOMMENDATION**

- 9.1 The Committee to take any decisions recommended in the attached reports.

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**1.0 SUMMARY OF APPLICATION DETAILS**

Ref: 19/03845/HSE  
 Location: 9 The Close Pampisford Road Purley CR8 2QD  
 Ward: Purley Oaks And Riddlesdown  
 Description: Alterations and erection of a two storey side extension, single/two storey rear extension, loft conversion including rear dormers, raised car space at the front and a rear terrace  
 Drawing Nos: 00442408-D26157; FD/TCP/19-01; FD/TCP/19-02; FD/TCP/19-03; FD/TCP/19-04; FD/TCP/19-S05D; FD/TCP/19-06A; FD/TCP/19-07C; FD/TCP/19-08D; FD/TCP/19-09B; FD/TCP/19-10; FD/TCP/19-11; FD/TCP/19-12B  
 Applicant: Mr Olufemi Osiguwa  
 Case Officer: Ryan McMinn

1.1 This application is being reported to Planning Sub-Committee as 14 objections have been received, which is above the threshold set out in the Committee Consideration Criteria.

**2.0 RECOMMENDATION**

- 2.1 That the Committee resolve to GRANT planning permission.
- 2.2 That the Direction of Planning and Strategic Transport is delegated authority to issue the planning permission and impose conditions and informative to secure the following matters:
- 1) In accordance with the approved plans.
  - 2) Proposed material to match the existing.
  - 3) Installation of a sustainable drainage water butt.
  - 4) Roof not to be used as a balcony.
  - 5) Development to be implemented within three years.
  - 6) Any other planning condition(s) considered necessary by the Director of Planning and Strategic Transport.

**Informatives**

- 1) Requirement for the new dropped kerb.
- 2) Any informative(s) considered necessary by the Director of Planning and Strategic Transport

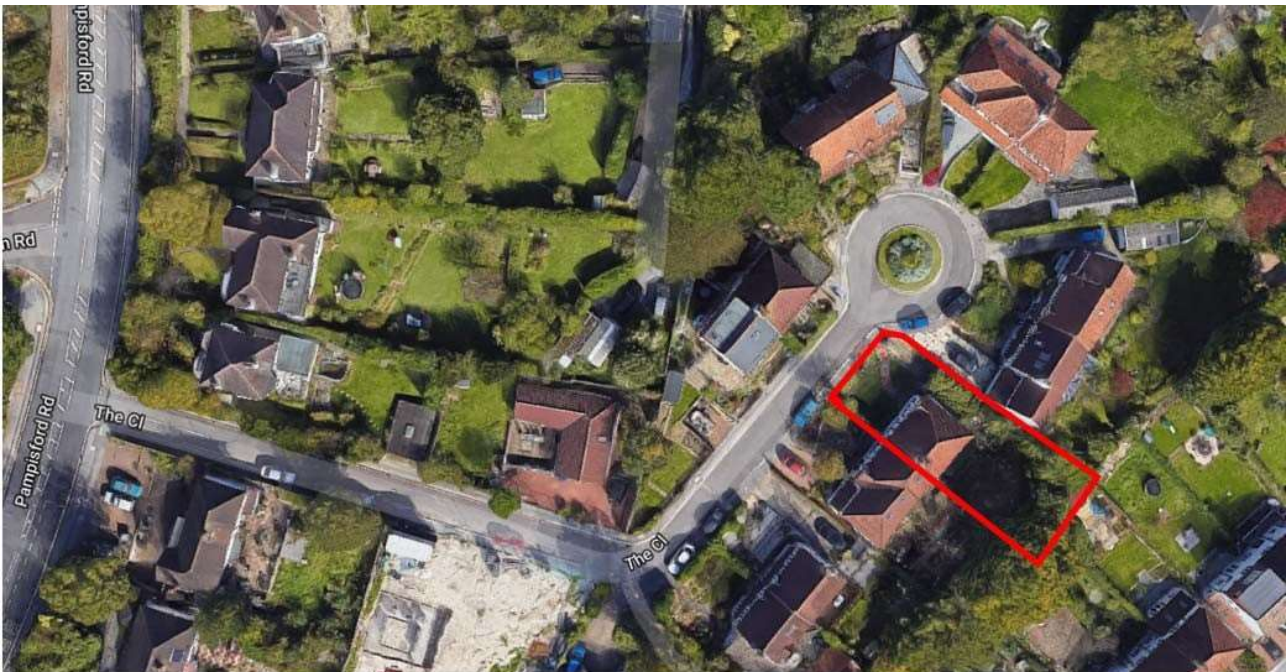
**3.0 PROPOSAL AND LOCATION DETAILS**

## Proposal

- 3.1 Alterations and erection of a two storey side extension, single/two storey rear extension, loft conversion including rear dormers, raised car space at the front and a rear terrace. The description of the proposal was changed in June 2020 to better reflect the proposal.

## Site and Surroundings

- 3.2 The application site is located on the south eastern side of The Close, which is a small cul de sac to the east of Pampisford Road. The site is currently occupied by a semi-detached two storey property with a detached garage to the north side and is located near the circular end of The Close.
- 3.3 The surrounding area is predominantly residential comprising of mainly two storey semi-detached houses. The Close has 16 dwellings which front it. Most of the dwellings within the cul de sac are of a mock Tudor style.
- 3.5 The site is located in a critical drainage area.



## Planning History

- 3.3 There is no relevant planning history on this site.

## 4.0 SUMMARY OF KEY REASONS FOR RECOMMENDATION

- The application site comprises a family dwelling house with a single storey side garage which would be replaced with a two-storey side extension.

- The proposed scale, siting, material and appearance are satisfactory and acceptable in term of the visual amenity.
- The proposed development would not have a detrimental impact on any neighbouring amenities in the vicinity of the application site.

## 5.0 CONSULTATION RESPONSE

5.1 The views of the Planning Service are expressed in the MATERIAL PLANNING CONSIDERATIONS section below.

## 6.0 LOCAL REPRESENTATION

6.1 A total of 12 neighbouring properties were notified about the application and invited to comment by the way of letter. The number of representations received from neighbours and local groups in response to notification and publicity of the application were as follows:

No of individual responses: 14 Objecting: 14

No further responses were raised to re-notification as a result of the change in description.

6.2 The following issues were raised in representations that are material to the determination of the application, which are addressed in substance in the next section of this report:

### Objections

Summary of objections	Response
<i>Principle of development</i>	
Overdevelopment	Addressed in the report at paragraphs 8.1 – 8.2
Potential HMO	Addressed in the report at paragraphs 8.1 – 8.2
<i>Design</i>	
Out of character	Addressed in the report at paragraphs 8.3 – 8.8
Harm of character of the original dwelling	Addressed in the report at paragraphs 8.3 – 8.8
Excessive massing	Addressed in the report at paragraphs 8.3 – 8.8
Visual impact on the street scene (not in keeping)	Addressed in the report at paragraphs 8.3 – 8.8
<i>Amenities</i>	
Adverse impact neighbouring amenities	Addressed in the report at paragraphs 8.9 – 8.12

Disturbance (noise, pollution etc.)	Addressed in the report at paragraphs 8.9 – 8.12
<i>Traffic &amp; Parking</i>	
Negative impact on parking, access and traffic in the area	Addressed in the report at paragraphs 8.13
<i>Other matters</i>	
Impact on trees	Addressed in the report at paragraphs 9.1

## 7.0 RELEVANT PLANNING POLICIES AND GUIDANCE

- 7.1 In determining any planning application, the Council is required to have regard to the provisions of its Development Plan so far as is material to the application and to any other material considerations and the determination shall be made in accordance with the plan unless material considerations indicate otherwise. The Council's adopted Development Plan consists of the Croydon Local Plan (2018), Mayor's London Plan (2016) and the South London Waste Plan 2012.
- 7.2 Government guidance is contained in the National Planning Policy Framework (NPPF), revised in February 2019. The NPPF sets out a presumption in favour of sustainable development, requiring that development which accords with an up-to-date local plan should be approved without delay.
- 7.3 The main policy considerations from the London Plan (2016) raised by the application that the Committee are required to consider are:
- Policy 7.4 Local Character
  - Policy 7.6 Architecture
- 7.4 The new Draft London Plan is nearing adoption. The current 2016 Consolidation Plan is still the adopted Development Plan. However the Draft London Plan is a material consideration in planning decisions and will gain more weight as it moves through the process to adoption. At present the plan in general is considered to carry some weight but does not have a particular bearing on this scheme.

### *Croydon Local Plan (2018)*

- 7.5 The new local plan was adopted on the 27th February 2018. The main relevant policies to this application are as follows:
- SP4: Urban Design and Local Character.
    - SP4.1 High quality development that responds to local character
  - DM10: Design and Character.
    - DM10.1 High quality development respecting:
      - a. The development pattern, layout and siting;



- b. The scale, height, massing, and density;
- c. The appearance, existing materials and built and natural features of the surrounding area;

DM10.7 Architectural detailing, materials respond to context, services, appropriate roof form.

- DM28: Trees

*Supplementary Planning Document: Suburban Design Guide (April 2019)*

7.6 The SDG (2019) forms a material planning consideration. This document provides guidance for suburban residential developments, development in Areas of Focussed Intensification and extensions and alterations to existing homes across the borough. It is a Supplementary Planning Document to the Croydon Local Plan (2018) and provides technical design guidance that seeks to both limit any negative impact on places, including the amenity of existing residents, and frame opportunities where increased densities can enhance places and bring benefits to communities.

## **8.0 MATERIAL PLANNING CONSIDERATIONS**

8.1 The main planning issues raised by the application that the Planning Committee need to consider are listed below:

1. Principle of development.
2. Impact on the appearance of the site and surrounding area.
3. Impact of the development on neighbouring properties' living conditions.
4. Impact of the development on parking and the highway.
5. Impact of the development on trees.
6. Impact of the development on flooding.
7. Impact of the development on archaeology.

### **Principle of Development**

8.2 The site constitutes a dwelling house in residential use. Policy DM10 and The Suburban Design Guide Supplementary Planning Document 2019 (SDG) set out guidance on residential development, stating that it is acceptable where it respects the character of the area and does not have a detrimental impact on living conditions of neighbouring occupiers. Objections to this application have mentioned that the dwelling could be used as a house in multiple occupation (HMO), however, this could not occur unless further planning permission to change the use of the property to a HMO is granted. The proposal is acceptable in principle, subject to the following considerations.

### **Impact on the appearance of the site and surrounding area**

8.3 The character of the area is formed by semi-detached mock Tudor properties.

8.4 The proposed two-storey side extension would extend 4.7m to the north side in place of the existing side garage. The extension would project approximately 3.1m to the

rear at ground and first floor level while the ground floor would be flush with the front of the existing dwelling with a setback of 1.5m at first floor level. While the ground floor does not comply with the SDG (minimum setback of 215mm from the front), it would not present as an overly wide façade due to the ground level being significantly lower than the street and the articulation at first floor level would break up the façade.

- 8.5 The proposed tiled hipped roof would be lower than the ridge of the original roof and would be consistent with the built form of the original dwelling in line with Policy DM10 and SDG (2019). The rear dormer would not be higher than the ridgeline, it would not be wider than 2/3 of the roof to comply with the SDG and would not cause any harm to the character of the area. The proposed roof windows would not dominate the dwelling while there are other examples of roof windows on neighbouring dwellings which front the street.



*Figure 1: Existing and proposed front elevation*

- 8.6 The extension has been designed with materials to complement the host property (render, brickwork, tiles) and the fenestration would respect the established fenestration of the original dwelling.
- 8.7 The addition of a raised car space to the front of the site would not have a detrimental impact on the character of the area as the neighbouring property to the north (8 The Close) has a similar raised car space while the houses in The Close generally have car spaces at the front.
- 8.8 In light of the above, the proposed development, by reason of its proposed scale, siting, design, bulk, form, massing and material, is considered to respect the built form of the original dwelling, local context and appearance of the surrounding area. As such, the proposal is acceptable in terms of the visual amenity.

### **Impact of the development on neighbouring properties' living conditions**



- 8.9 The subject site is attached to a two storey dwelling to the south (10 The Close) while the dwelling to the north (8 The Close) is positioned much deeper into the site than the subject site. The SDG states that two storey rear extensions should not be located on the attached side of the dwelling and they should generally be no wider than half the width of the existing house and no deeper than 45 degrees (in plan) as measured from the nearest habitable room window on neighbouring properties to both sides of the dwelling. The two storey side extension would not have a significant impact on the rear of the neighbouring dwellings as it would not be as deep as the rear wall of 8 The Close and would not be within a 45 degree angle of a rear window at 10 The Close. Due to the depth of 8 The Close in to the site, it would be in front of first floor windows in a side extension at that property. This is an arrangement which currently exists between the existing building. There would be some impact on these windows, but they would still enjoy good outlook to the front and the impact is so not great as to be unacceptable. The SDG specifies that single storey rear extensions on semidetached dwellings should not extend more than 3.5m beyond the existing rear wall. The ground floor rear extension would be 3.1m deep and finish flush with the south west boundary shared with 10 The Close and have a flat roof.
- 8.10 The proposed rear deck would extend 4.4m to the rear and would be the width of the dwelling. A high fence is currently located on the south side boundary and it is proposed to add a section of trellis to the top off the fence (approximately 0.75m of additional height) to prevent overlooking. This would not be a significant change to the existing boundary treatment. Screening would be added to the north side of the terrace which would be 1.7m high and would not have a detrimental impact on the amenity of 9 The Close.



*Figure 2: Side boundary with a high fence*

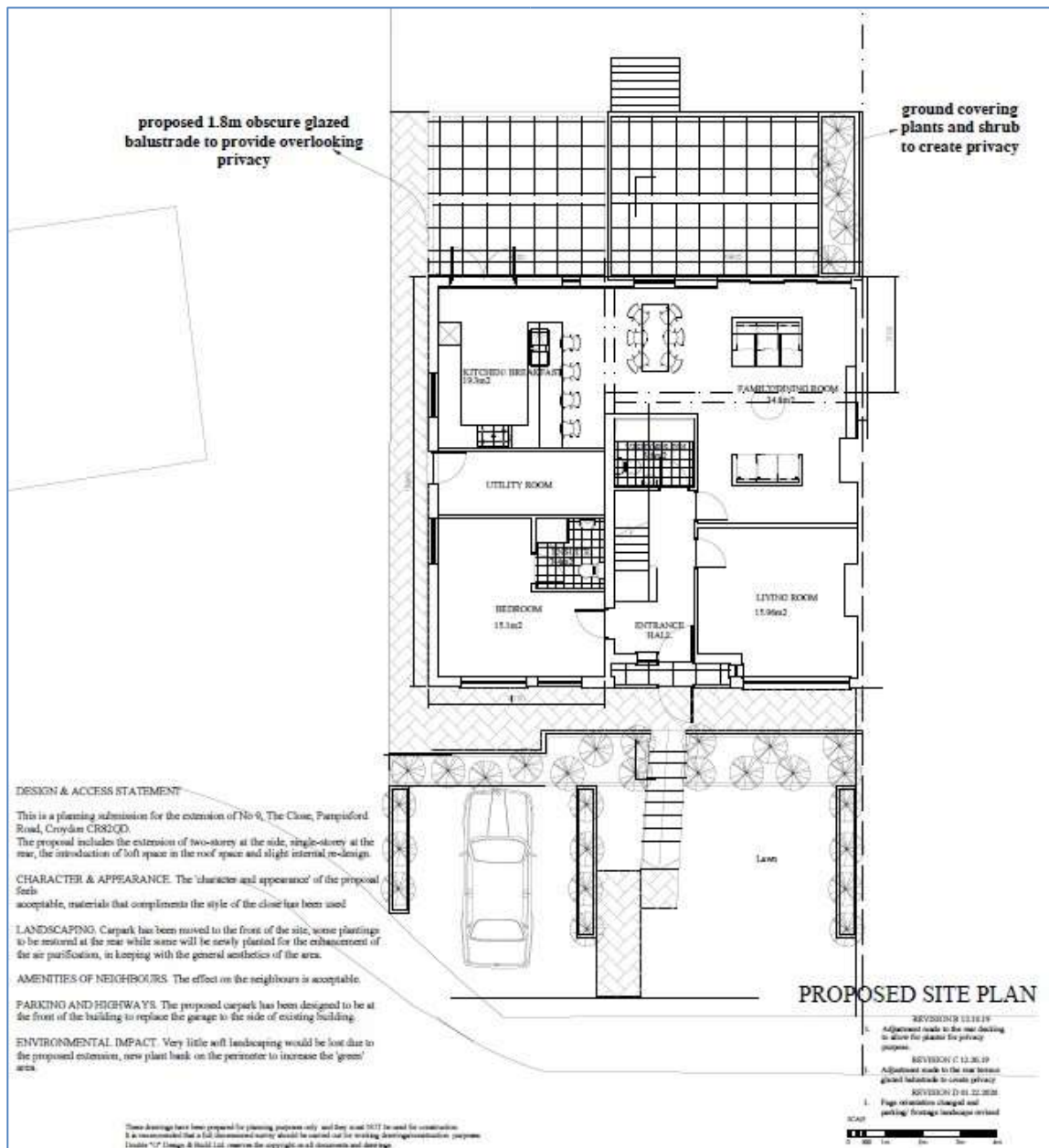


Figure 3: Ground floor and site plan

- 8.11 The two proposed first floor flank widows would serve bathrooms. Therefore the proposal would not result in any greater impact than currently experienced in terms of loss of privacy or overlooking and would not have adverse impacts on amenities in the vicinity of the application site in terms of privacy and overlooking.
- 8.12 In addition, the property would be used solely for residential purposes, and in the context of the area it is not considered this would result in any additional undue harm through noise and disturbance to surrounding occupiers. The development is acceptable in terms of its impact on residential amenities of neighbouring occupiers and amenities in the vicinity of the application site.

### Impact of the development on parking and the highway

- 8.13 The proposed car parking area would accommodate one car parking space. From a site visit it was observed that it is unlikely that the current garage and hard standing

is used for parking cars. Therefore, it is considered that the loss of the garage is acceptable.



Figure

2 Existing house and garage

### **Impact of the development on flooding**

8.14 The site is located in Flood Risk Zone 1 (low). The proposed development is not increasing the risk of flooding to the property as the ground floor level of the extension would be the same as the existing dwelling. However, a planning condition is suggested, which secures the installation of a sustainable drainage water butt to contribute to reducing the impact on the drainage system.

### **9.0 Other Planning Issues**

9.1 In terms of wildlife and biodiversity, the site is not in a protected area and there is insufficient evidence especially given the characteristics of the site (residential property with garden) to suggest that there is protected flora and fauna on site. Furthermore, there would be no loss of significant trees as a result of the development.

### **10.0 Conclusion**

10.1 The proposed development would not harm the appearance of the original dwelling, The Close streetscene or surrounding area. The development would not have a significant impact on neighbouring residential amenity and would not have an adverse impact on flooding. The proposed development would not result in unacceptable harm to or loss of trees.

10.2 All other relevant policies and considerations, including equalities, have been taken into account.



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**1 SUMMARY OF APPLICATION DETAILS**

Ref: 20/01761/FUL  
 Location: 226 Addington Road, South Croydon, CR2 8LD  
 Ward: Selsdon Vale and Forestdale  
 Description: Erection of extensions to rear of the existing building to provide a 2 bedroom dwelling with private amenity courtyard and additional refuse and cycle provision.  
 Drawing Nos: 1460-PL-1100, 1460-PL-1101, 1460-PL-1102, 1460-PL-1110 Rev A, 1460-PL1200, 1460-PL1201, 1460-PL1210 Rev A, 1460-PL1211 Rev A, 1460-PL1300, 1461-PL1301, 1460-PL1310 Rev A, 1461-PL1311 Rev A,  
 Applicant: Mr B Quadir  
 Case Officer: Hayley Crabb

	<b>2 Bedroom</b>	<b>Total</b>
<b>Proposed Homes</b>	1	
<b>Total</b>	1	1

1.1 This application is being reported to Planning Sub Committee as the applicant is Councillor Quadir – and the Director of Planning and Strategic Transport considers it most appropriate for the planning application to be afforded Planning Sub Committee scrutiny.

**RECOMMENDATION**

2.1 That the Committee resolve to REFUSE planning permission for the following reasons:

1. The development would detract from the appearance of the building, exacerbate safety concerns and would be out of keeping with the character of the locality and surrounding area by reason of its size, siting, design and materials and would thereby conflict with the NPPF, Policies 7.1, 7.4 and 7.6 of the London Plan (consolidated with alterations since 2011) policies SP4.1, SP4.2 and DM10 of the Croydon Local Plan (2018) and the Suburban Design Guide - Supplementary Planning Document (April 2019).
2. The development would provide poor level of accommodation by reason of poor layout, poor outlook, poor amenity space and the fear of crime for future occupiers and would thereby conflict with Policies SP2.6, SP2.7, SP2.8 and DM10 of the

Croydon Local Plan 2018, Policy 3.5 of the London Plan (consolidated with alterations since 2011), the DCLG Technical Housing Standards - Nationally Described Space Standard (March 2015), the Housing Supplementary Planning Guidance to the London Plan (March 2016) and the Suburban Design Guide - Supplementary Planning Document (April 2019).

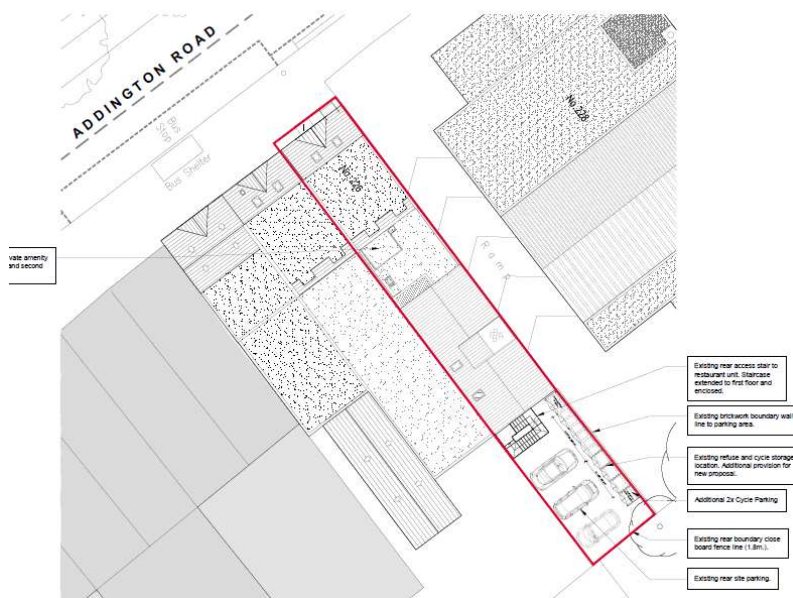
3. The development would be detrimental to the amenities of the occupiers of the host and adjoining property by reason of visual intrusion and poor outlook and would thereby conflict with Policy DM10 of the Croydon Local Plan 2018 and 7.4 and 7.6 of the London Plan (consolidated with alterations since 2011) and the Suburban Design Guide - Supplementary Planning Document (April 2019)

### 3 PROPOSAL AND LOCATION DETAILS

#### Proposal

- 3.1 The proposal comprises the erection of extensions to rear of the existing building to provide a 2 bedroom dwelling with private amenity courtyard and additional refuse and cycle provision.
- 3.2 The proposed house would be 2 bedroom (3 person) unit.

#### Site and Surroundings



- 3.4 The application site lies on the south-eastern side of Addington Road.

- 3.5 Two/three storey properties are sited along Addington Road with commercial/retail units on the ground floor and residential above. Two storey post-war housing lies further south-east. The application site consists of a restaurant on the ground floor with a four bedroom HMO on the upper floors.
- 3.6 The application site lies within Selsdon District Centre, a primary shopping area and an area at risk of surface water and critical drainage flooding as identified by the Croydon Local Plan
- 3.7 The site falls within a PTAL 2 – Poor accessibility to public transport links.

### **Planning History**

- 3.8 19/04027/FUL - Alterations to existing front and rear elevation, installation of roof lights on front roof slope, alterations, erection of roof extension to include dormer extensions on rear roof slope, conversion of uppers floors to form 3 one bedroom flats and installation of balconies at rear at first and second floor levels and associated refuse, cycle stores and parking – Planning Permission Granted.
- 3.9 88/00243/P – Erection of two storey rear extension – Planning permission Granted.
- 3.10 87/02158/P – Erection of two storey rear extension – Planning Permission Granted.

### 230 Addington Road, South Croydon

- 3.11 16/05537/FUL - Demolition of existing garage and showroom. Erection of four storey building with retained lower ground floor level and basement comprising mixed use retail and 11 two bedroom, 14 one bedroom and 1 three bedroom flats – Planning Permission Granted. No works pursuant to this planning permission have taken place to date.

## **4.0 SUMMARY OF KEY REASONS FOR RECOMMENDATION**

- The principle of residential development on the site is acceptable;
- The design and appearance of the development is not appropriate for the site;
- There would be harm to the residential amenities of adjoining occupiers;
- The living standards of future occupiers would be un-acceptable;
- The level of parking and impact upon highway safety and efficiency is acceptable;
- Sustainability aspects of the development could be controlled by condition.

## **5 CONSULTATION RESPONSE**

- 5.1 The views of the Planning & Building Control Directorate are expressed in the MATERIAL PLANNING CONSIDERATIONS section below.

## **6 LOCAL REPRESENTATION**

6.1 A total of 25 neighbouring properties were notified about the application and invited to comment. A site notice was also erected. The number of representations received from neighbours and local groups in response to notification and publicity of the application were as follows:

No of individual responses: 1      Objecting: 0      Supporting: 1

6.2 The following issues were raised in representations that are material to the determination of the application, and they are addressed in the next section of this report:

- Overlooking
- Noise/Air Pollution
- Impact upon the enjoyment of garden

6.3 The following issues were raised in representations that are not material to the determination of the application:

- Property values (Officer comment: This is not a planning consideration)
- Blocking access from Dulverton Road (Officer comment: The proposed development should not have an impact on the current access arrangements from Dulverton Road)
- Nuisance by existing employees (This is not a planning consideration. Consideration will however be given with regards to the proposed development with regards to noise.

## **7 RELEVANT PLANNING POLICIES AND GUIDANCE**

7.1 In determining any planning application, the Council is required to have regard to the provisions of its Development Plan so far as is material to the application and to any other material considerations and the determination shall be made in accordance with the plan unless material considerations indicate otherwise. The Council's adopted Development Plan consists of the Consolidated London Plan 2015, the Croydon Local Plan 2018 (CLP) and the South London Waste Plan 2012.

7.2 Government Guidance is contained in the National Planning Policy Framework (NPPF), February 2019. The NPPF sets out a presumption in favour of sustainable development, requiring that development which accords with an up-to-date local plan should be approved without delay. The NPPF identifies a number of key issues for the delivery of sustainable development, including achieving well designed places that take the opportunities available for improving the character and quality of an area and the way it functions.

7.3 The main policy considerations raised by the application that the Committee are required to consider are:

Consolidated London Plan 2016

- 3.3 Increasing housing supply
- 3.4 Optimising housing potential
- 3.5 Quality and design of housing developments
- 3.8 Housing choice
- 3.9 Mixed and balanced communities
- 5.1 Climate change mitigation
- 5.2 Minimising carbon dioxide emissions
- 5.3 Sustainable design and construction
- 5.7 Renewable energy
- 5.10 Urban greening
- 5.12 Flood risk management
- 5.13 Sustainable drainage
- 5.14 Water quality and wastewater infrastructure
- 5.15 Water use and supplies
- 5.16 Waste net self sufficiency
- 5.18 Construction, Demolition and excavation waste
- 6.3 Effects of development on transport capacity
- 6.9 Cycling
- 6.10 Walking
- 6.11 Smoothing traffic flow and tackling congestion
- 6.12 Road Network Capacity
- 6.13 Parking
- 7.1 Neighbourhoods
- 7.4 Local Character
- 7.6 Architecture
- 8.3 Community infrastructure levy

The new Draft London Plan is nearing adoption. The current 2016 Consolidation Plan is still the adopted Development Plan. However the Draft London Plan is a material consideration in planning decisions and will gain more weight as it moves through the process to adoption. At present the plan in general is considered to carry some weight but does not have a particular bearing on this scheme.

Croydon Local Plan 2018 (CLP):

- SP1 – The places of Croydon
- SP2 – Homes
- DM1 – Housing choice for sustainable communities
- SP4 – Urban Design and Local Character

- DM10 – Design and character
- DM13 – Refuse and recycling
- SP6 – Environment and Climate Change
- DM23 – Development and construction
- DM24 – Land contamination
- DM25 – Sustainable drainage systems and reducing flood risk
- SP7 – Green Grid
- DM27 – Protecting and enhancing Biodiversity
- DM28 – Trees
- SP8 – Transport and Communications
- DM29 – Promoting sustainable travel and reducing congestion
- DM30 – Car and cycle parking in new development
- DM44 - Selsdon

Other relevant Supplementary Planning Guidance as follows:

- London Housing SPG March 2016
- DCLG – Technical Housing Standards - Nationally Described Space Standards (NDSS)
- National Planning Practice Guidance
- Suburban Design Guide SPD (April 2019)

The Suburban Design Guide SPD provides guidance on suburban residential developments and extensions and alterations to existing homes across the borough. The guide sets out how residential development, including extensions and alterations, in neighbourhoods across the borough is part of a holistic strategy being driven by the Council to deliver tangible public benefits to suburban communities.

With a growing population there is a necessity to build more homes and Croydon is planning for 32,890 new homes by 2036, as set out in the housing target in the Croydon Local Plan 2018 with one third of these units through the delivery of development on windfall sites.

## **8. MATERIAL PLANNING CONSIDERATIONS**

8.1 The principal planning issues relate to:

- a. Principle of development
- b. Townscape and visual impact
- c. Residential amenity of neighbouring occupiers
- d. Residential amenity of future occupiers
- e. Transport and highways
- f. Environment and sustainability

## **Principle of development**

- 8.2 The London Plan and Croydon Local Plan identify appropriate use of land as a material consideration to ensure that opportunities for development are recognised and housing supply optimised. It is acknowledged that windfall schemes which provide sensitive renewal and intensification of existing residential areas play an important role in meeting demand for larger properties in the capital, helping to address overcrowding and affordability issues.
- 8.3 Policy DM10 and The Suburban Design Guide Supplementary Planning Document (April 2019) set out guidance on subdivision of plots and infill development, stating that it is acceptable where it respects the character of the area. This will be assessed in more detail below.
- 8.4 The proposed development would create an additional residential unit that would make a small contribution to the borough achieving its housing targets as set out in the London Plan (2016) and the Croydon Local Plan (2018).
- 8.5 The surrounding area is mixed in use with residential above shops and to the rear of the site. It is considered this use is acceptable in principle subject to the demonstration that the development deals adequately with the matters raised in considering the material considerations relevant to the proposal.

## **Townscape and visual impact**

- 8.6 The need for good design is supported in Paragraph 124 of the National Planning Policy Framework. Both the London Plan (policy 7.4b) and the Croydon Local Plan Strategic Policy SP4.1 identify the need for high quality design. To achieve high quality designs, proposals should consider the physical appearance and functionality of the development site and local area.
- 8.7 Policy DM10.1 advises that proposals should be of high quality and should respect:
- a. The development pattern, layout and siting;
  - b. The scale, height, massing, and density.
- 8.8 The Suburban Design Guide (April 2019) 2.28.1 states that proposals that seek to subdivide and/or infill must conform to Policy DM10.4(e) of the Croydon Local Plan and should refer to Section 2.16 or 2.18 of this guide (as relevant) in relation to building positioning. They should also consider the existing pattern of development along the street, and the associated visual amenity that breaks in built form provide.



Figure 1 Proposed rear elevation



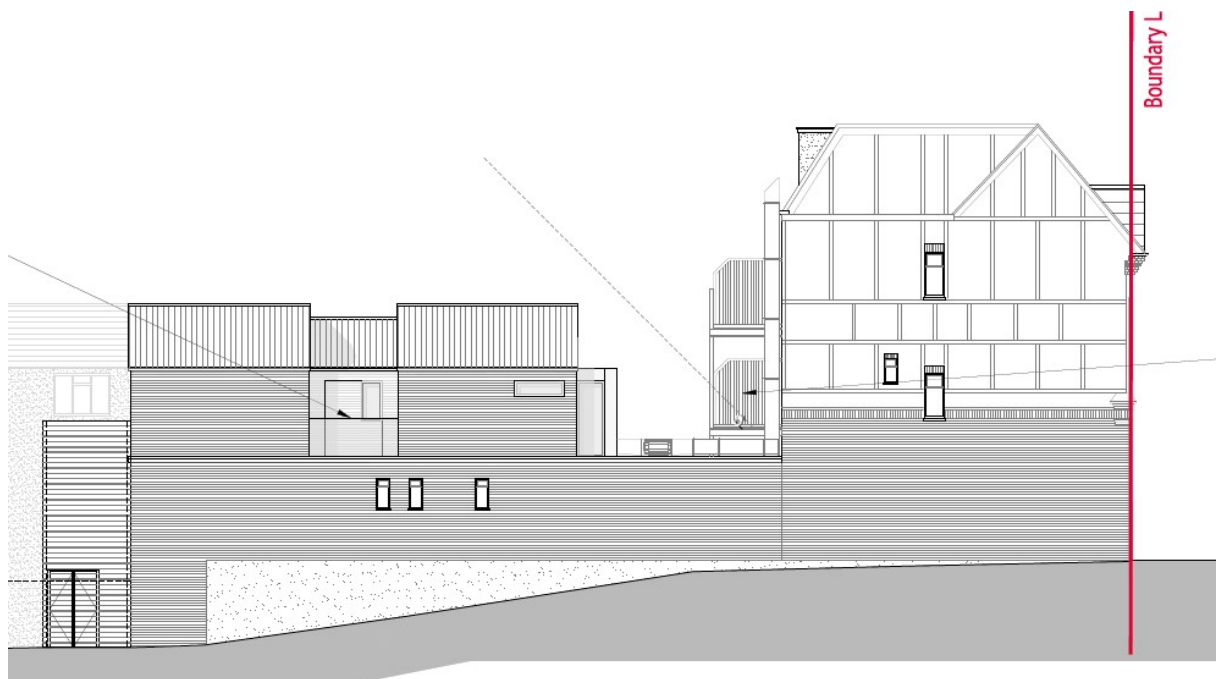


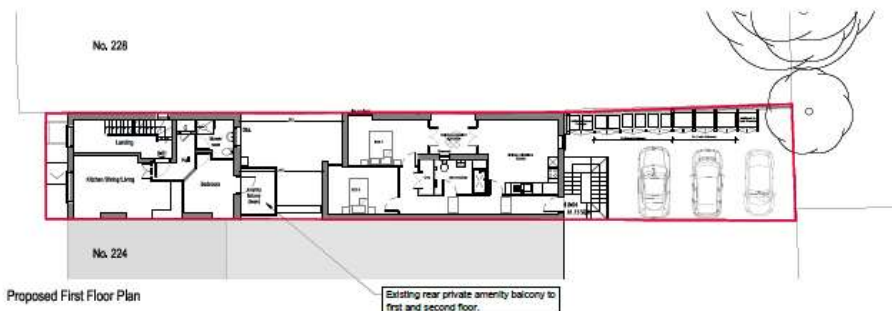
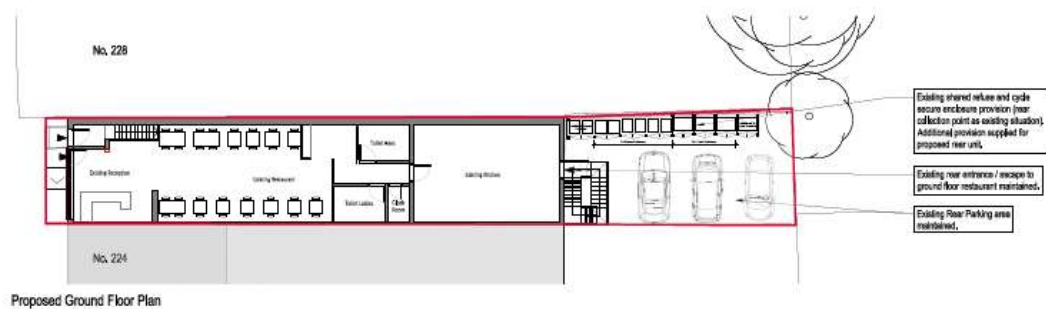
Figure 2 Proposed side extension

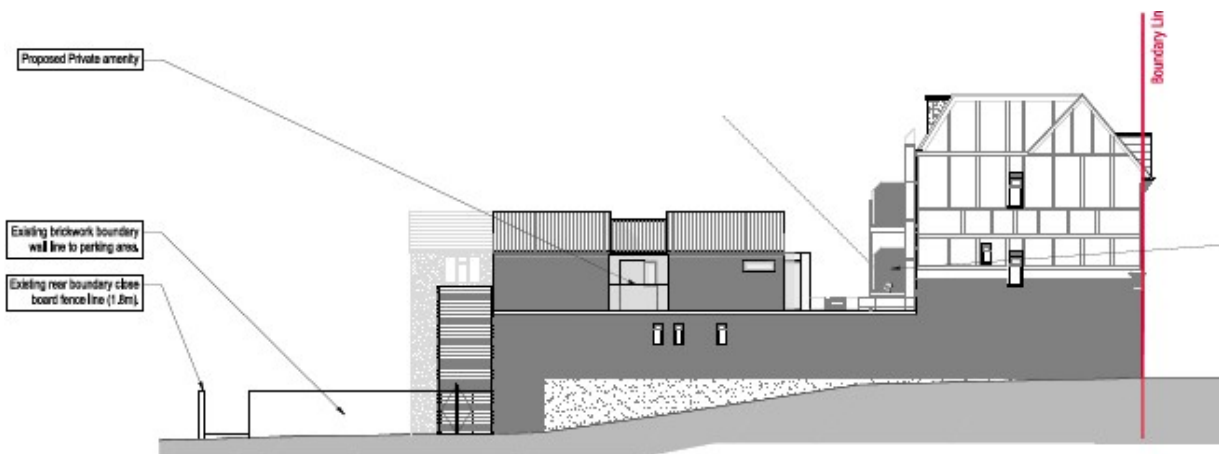
- 8.9 It is proposed to erect an extension at rear with a pitched roof. The proposed extension would use the majority of the existing roof area at rear and would be the full width of the plot. The extension would also incorporate changes to the existing building and an enclosed staircase at rear due to the changes in level at rear. There are varying forms of extension/parking area at rear with no. 222 having a three storey element at rear with a pitched roof.
- 8.10 The proposal would appear subservient to the frontage building, being lower in height. The pitched roof is an appropriate form of roof and responds to what has been previously approved at no. 222. The proposal would be the full width of the plot but in design terms this does not give rise to concern. However, the side elevation, on to the access road, would appear blank, with only a high level window and the inset amenity area relieving the building. The access road serves a number of properties in the area and is poorly overlooked and gives rise to concerns over safety or antisocial behaviour. The addition of another storey on the south side of the access with little surveillance opportunities exacerbates these problems. Additionally, the enclosed staircase to the rear is a bulky addition to the building, would not be coordinated in terms of its design and appearance and would be of a different material.
- 8.11 Whilst the area is to the rear of the shops has varying forms, it is considered the proposed development would detract from the appearance of the building, exacerbate concerns with the safety of the area and be detrimental to the character

of the area by reason of its size, siting and design/materials of the proposed development.

### Residential amenity of neighbouring occupiers

8.12 The London Plan 2016 Policy 7.6 states that development should “not cause unacceptable harm to the amenity of surrounding land and buildings, particularly residential buildings, in relation to privacy, overshadowing, wind and microclimate. Policy DM10.6 states the Council will not support development proposals, which would have an adverse effects on the amenities of the occupiers of adjoining buildings and Suburban Design Guide SPD states extensions should not negatively impact upon neighbouring properties. SPD states a rear extension could have a greater depth than 3.5m dependent on the 45 degree angle from the neighbouring property (taken from the centre of the window of the nearest habitable room in the neighbouring properties).





- 8.13 The proposed house has been designed to minimise direct overlooking, due to the location of windows. No. 226 is in use as an Indian restaurant on the ground floor with a HMO over. Planning Permission has been granted for alterations and for the upper floors to be used as flats. This has not been implemented at the time of the officer's site visit. The proposed building would be located approximately 4.5m from the main rear wall (approximately 2.7m from the end of the balcony to the proposed extension).
- 8.14 The upper floors of 224 Addington Road (including the roof area) have been converted to three flats and have rear facing dormer extensions on the rear roof slope, (reference 06/04290/P), the upper floors of 222 Addington Road have also been converted in to flats with roof extensions (18/02030/GPDO and 18/05467/FUL)
- 8.15 Planning permission has been granted at 230 Addington Road for the erection of a four storey building with retained lower ground floor level and basement comprising mixed use retail and 11 two bedroom, 14 one bedroom and 1 three bedroom flats (16/05537/FUL). This has not been constructed at the time of the officer's site visit.
- 8.16 The upper floors of the frontage building and in residential use and the approved scheme for its conversion in to self contained flats is a material consideration. Both the existing layout and the approved scheme results in principal room windows and main habitable room windows being located in the rear elevation of the existing building, at a distance of approximately 4.5m, which would result in a loss of outlook and an overbearing impact detrimental to the amenities of existing and future residents. There would be a similar impact on 224 Addington Road. Whilst the proposal would be set to the north and on an angle, it would still be in close proximity, below 5m, from rear principal room windows.
- 8.17 There are residential properties to the rear of the site in Dulverton Road. The proposed development would be located approximately 13m from the boundary. No. 222 Addington Road which is in use as flats is closer to the boundary than the

proposed development. It is considered in this instance, the proposed development would not have an undue impact on the amenities of properties in Dulverton Road as to withhold planning permission.

### **Residential amenity of future occupiers**

- 8.18 The Housing SPG states in 2.1.1 *“The Mayor is clear that one of his key planning priorities is “to improve standards for the quality and design of housing, making sure that homes meet the needs of a changing population throughout their lives, and are built to the highest environmental standards”<sup>114</sup>. The London Plan (LP) reflects this and promotes design quality in all new homes to enhance and extend London’s architectural heritage and deliver higher design standards for everyone. The Mayor’s aim is to deliver new housing in all tenures which is fit for purpose in the long term; comfortable, safe, accessible, environmentally sustainable, and spacious enough to accommodate the changing needs of occupants throughout their lifetimes”.*

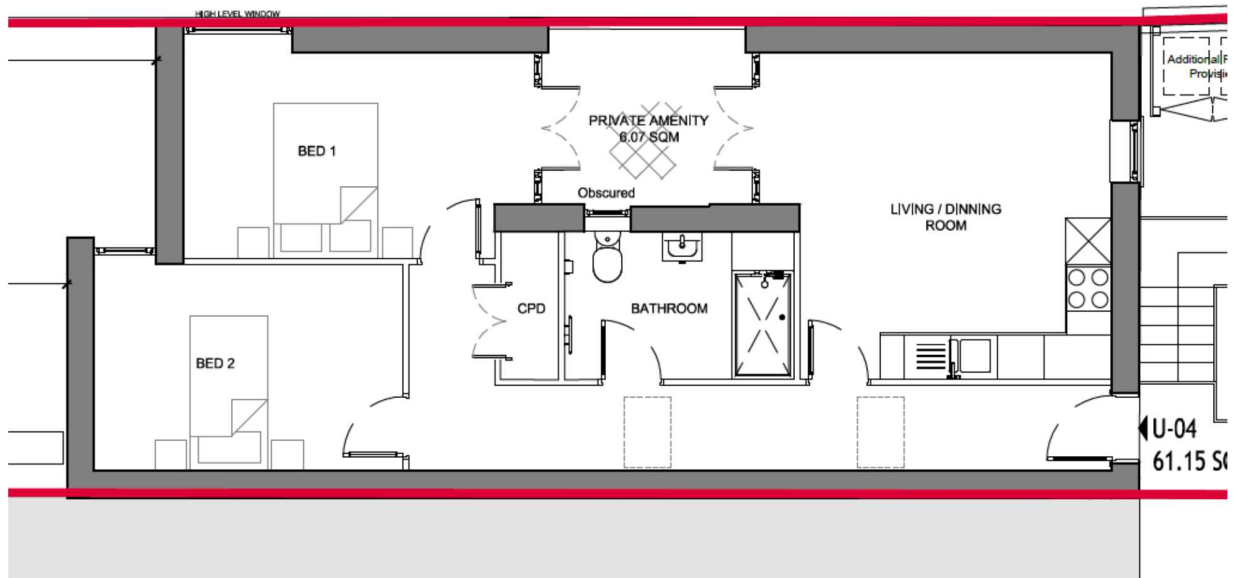
*Paragraph C of Policy 3.5 of the London Plan sets out an approach to the design of individual dwellings and shared spaces within buildings. It incorporates Government’s nationally described space standard<sup>130</sup>, adopted through MALP, which new dwellings are required to meet, and outlines considerations relating to the size and layout of rooms in a dwelling, the ‘approach’, the ‘home as a place of retreat’, and climate change mitigation and adaptation. If step free access is not proposed, it needs to be clearly demonstrated that achieving step free access would make the development unviable.*

*In 2.3.2 The ‘arrival’ at a building, the design of shared circulation and lift access, car parking provisions and areas for cycle storage are important factors in making housing safe and secure, welcoming and accessible for all. The standards recognise that many new homes in London will be flats, and that the design of the shared circulation areas will be critical to the success of new developments. Many of these standards are based on accessibility and adaptability principles, which have been requirements for new housing in London for a number of years”.*

- 8.19 With regard to external amenity space, the London Housing SPG states that a minimum of 5 sqm of private outdoor space should be provided for 1-2 person dwellings and an extra 1sqm for each additional occupant. The Housing SPG states “Private open space is highly valued and should be provided in all new housing developments. Minimum private open space standards have been established in the same way as the internal space standards, by considering the spaces required for furniture, access and activities in relation to the number of occupants. The resultant space should be of **practical shape and utility** and care should be taken to ensure the space offers good amenity”.
- 8.20 The proposed dwelling should be designed in line with the standards set out in the Nationally Described Space Standards (NDSS) and the London Plan Housing

SPG, particularly with regard to minimum floor space standards (including minimum sizes and widths for rooms/storage).

- 8.21 The standards require a 2 bedroom (3 persons) unit to have a minimum internal floor area of 61m<sup>2</sup> with 2m built in storage. The proposed house would meet the Technical standards.
- 8.22 The proposed house would have a high level window serving bedroom 1 and a side facing window to bedroom 2, both of which face north-east and an external private amenity space located towards the centre of the floor plan, which bedroom 1 and the main living space would both have an access to.

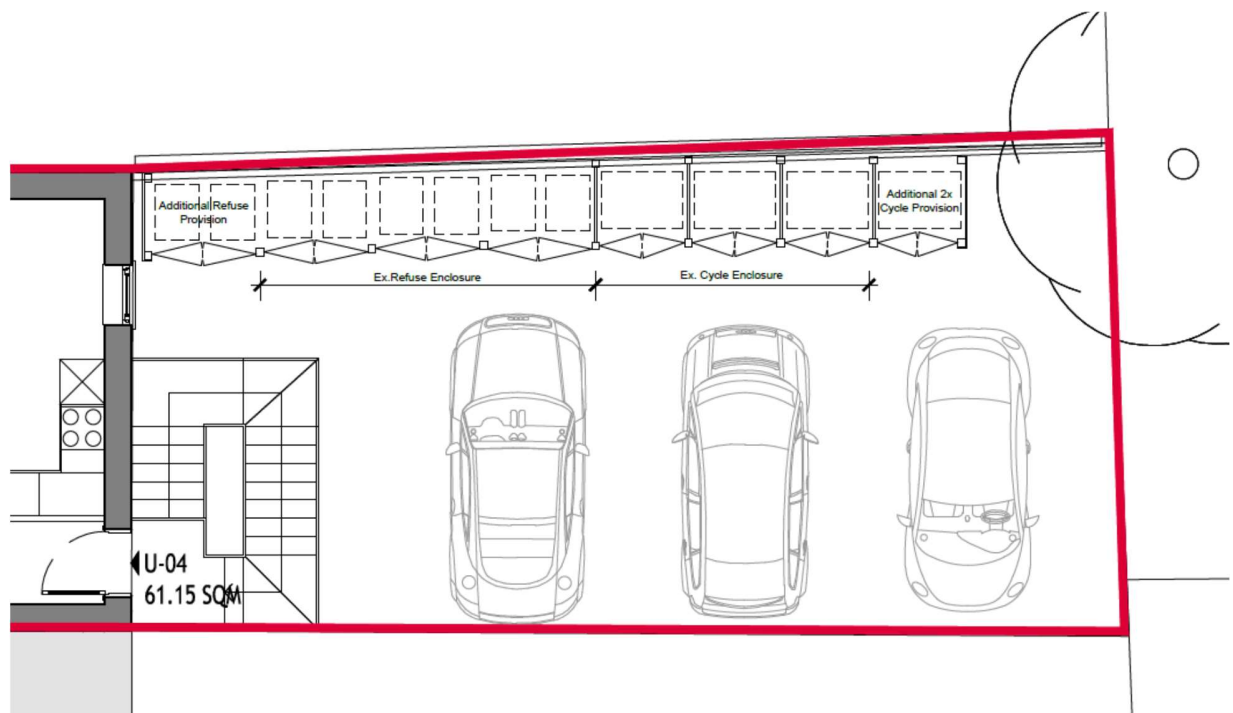


- 8.23 The location of the private amenity space would give bedroom 1 a second aspect, improving the light and outlook which is otherwise only available from a high level window. However, the outlook, whilst on to what could be a pleasant area, being within the occupiers' control, is mainly on to the rear elevation of the living space. Overall this bedroom is considered to have poor outlook and light. Bedroom 2 would similarly suffer with a small side facing window located at one end of the room. The amenity space would be mainly enclosed and north-east facing, on the opposite side of an alleyway from an approved four storey building. Whilst it would provide amenity in some respects similar to an inboard balcony it would be enclosed on three sides and front on to the access road to the north. This combined with the poor outlook, and small window to the main living space results in an unacceptable level of residential amenity in a poorly laid out unit with poor outlook.

- 8.24 There would be an enclosed entrance with a staircase accessed from the carpark at the rear. This would result in the proposed dwelling not being accessible and adaptable (M4(2)) and give rise to safety and security concerns with residents only access being via an unlit service road and the rear parking/servicing area. The siting of the proposed development therefore gives rise to the fear of crime and therefore would not be safe, secure and welcoming and accessible for all.
- 8.25 It is proposed to extend the refuse provision at the rear of the site and the collection arrangement would appear to be similar to neighbouring arrangements. Given the siting of the refuse store and other approvals for storage at rear and the collection arrangements are similar to that of its neighbours, it is considered it would not be so detrimental to warrant a refusal of planning permission.
- 8.26 It is noted that there are air conditioning units and ventilation arrangements for the restaurant and the neighbouring shop/flats on the rear elevation. Without proper ventilation arrangements the restaurant could give rise to odour or smell detrimental to residential amenity. Should the proposal be recommended for approval, further information would be requested to ensure that the noise from the ventilation units would not have an unacceptable impact on residential amenity and for the restaurant's flue to be re-provided.

### **Transport and highways**

- 8.27 Policies 6.12 and 6.13 of the London Plan (Consolidated with Alterations Since 2011) seek to ensure that the road network is safe for all while ensuring that an appropriate level of parking is provided in new developments. Policy DM29 of the Croydon Local Plan 2018 – Promoting sustainable travel and reducing congestion. (b) Have a positive impact and must not have a detrimental impact on highway safety for pedestrians, cyclists, public transport users and private vehicles. In 10.29 “All development has an impact on traffic movement in the borough. In order to reduce impact on traffic movement the Council will require new development to promote measures to increase the use of public transport, cycling and walking. Policy DM30 – Promoting sustainable growth and reducing impact of car parking in new development.



8.28 The subject site is in an area with a PTAL accessibility rating of 2 (on a scale of 1a - 6b, where 6b is the most accessible) as indicated on maps produced by TFL and provides moderate access to public transport. 3 parking spaces have been shown at rear which is the current arrangement which would be maintained (the same as per 19/04027/FUL). Whilst the proposal would result in an additional unit on the site and no additional parking proposed, it is considered given its District Centre location, that the level of parking would be acceptable in this instance.

8.29 It is proposed to extend the existing cycle provision at rear. An additional cycle store has been shown for 2 more bicycle spaces. Details of the cycle store can be secured by condition. This does not outweigh the harm that has been identified elsewhere within this report.

### **Environment and sustainability**

8.30 SP6.4 of the Croydon Local Plan 2018 - To ensure that the principles of sustainable drainage are incorporated into the development and to reduce the impact of flooding.

8.31 The site is identified as very low risk for surface water flooding. Given the siting of the site and the flats located on the upper floors, it is considered a condition requiring flooding mitigation measures is not necessary in this instance.

**6. OTHER MATTERS**

- 6.1 All other planning considerations including equalities have been taken into account.



## **PLANNING COMMITTEE AGENDA**

### **PART 5: Development Presentations**

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#### **1 INTRODUCTION**

- 1.1 This part of the agenda is for the committee to receive presentations on proposed developments, including when they are at the pre-application stage.
- 1.2 Although the reports are set out in a particular order on the agenda, the Chair may reorder the agenda on the night. Therefore, if you wish to be present for a particular application, you need to be at the meeting from the beginning.
- 1.3 The following information and advice applies to all those reports.

#### **2 ADVICE TO MEMBERS**

- 2.1 These proposed developments are being reported to committee to enable members of the committee to view them at an early stage and to comment upon them. They do not constitute applications for planning permission at this stage and any comments made are provisional and subject to full consideration of any subsequent application and the comments received as a result of consultation, publicity and notification.
- 2.2 Members will need to pay careful attention to the probity rules around predisposition, predetermination and bias (set out in the Planning Code of Good Practice Part 5.G of the Council's Constitution). Failure to do so may mean that the Councillor will need to withdraw from the meeting for any subsequent application when it is considered.

#### **3 FURTHER INFORMATION**

- 3.1 Members are informed that any relevant material received since the publication of this part of the agenda, concerning items on it, will be reported to the Committee in an Addendum Update Report.

#### **4 PUBLIC SPEAKING**

- 4.1 The Council's constitution only provides for public speaking rights for those applications being reported to Committee in the "Planning Applications for Decision" part of the agenda. Therefore reports on this part of the agenda do not attract public speaking rights.

#### **5 BACKGROUND DOCUMENTS**

- 5.1 For further information about the background papers used in the drafting of the reports in part 8 contact Mr P Mills (020 8760 5419).

#### **6 RECOMMENDATION**

- 6.1 The Committee is not required to make any decisions with respect to the reports on this part of the agenda. The attached reports are presented as background information.

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## PLANNING COMMITTEE AGENDA

### PART 6: Planning Applications for Decision

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#### 1 INTRODUCTION

- 1.1 In this part of the agenda are reports on planning applications for determination by the Planning Committee.
- 1.2 Although the reports are set out in a particular order on the agenda, the Chair may reorder the agenda on the night. Therefore, if you wish to be present for a particular application, you need to be at the meeting from the beginning.
- 1.3 Any item that is on the agenda because it has been referred by a Ward Member, GLA Member, MP or Resident Association and none of the person(s)/organisation(s) or their representative(s) have registered their attendance at the Town Hall in accordance with the Council's Constitution (paragraph 3.8 of Part 4K – Planning and Planning Sub-Committee Procedure Rules) the item will be reverted to the Director of Planning and Strategic Transport to deal with under delegated powers and not be considered by the committee.
- 1.4 The following information and advice applies to all reports in this part of the agenda.

#### 2 MATERIAL PLANNING CONSIDERATIONS

- 2.1 The Committee is required to consider planning applications against the development plan and other material planning considerations.
- 2.2 The development plan is:
  - the London Plan (consolidated with Alterations since 2011)
  - the Croydon Local Plan (February 2018)
  - the South London Waste Plan (March 2012)
- 2.3 Decisions must be taken in accordance with section 70(2) of the Town and Country Planning Act 1990 and section 38(6) of the Planning and Compulsory Purchase Act 2004. Section 70(2) of the Town and Country Planning Act 1990 requires the Committee to have regard to the provisions of the Development Plan, so far as material to the application; any local finance considerations, so far as material to the application; and any other material considerations. Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires the Committee to make its determination in accordance with the Development Plan unless material planning considerations support a different decision being taken. Whilst third party representations are regarded as material planning considerations (assuming that they raise town planning matters) the primary consideration, irrespective of the number of third party representations received, remains the extent to which planning proposals comply with the Development Plan.
- 2.4 Under Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990, in considering whether to grant planning permission for development which affects listed buildings or their settings, the local planning authority must have special regard to the desirability of preserving the building or its setting or any features of architectural or historic interest it possesses.

- 2.5 Under Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990, in considering whether to grant planning permission for development which affects a conservation area, the local planning authority must pay special attention to the desirability of preserving or enhancing the character or appearance of the conservation area.
- 2.6 Under Section 197 of the Town and Country Planning Act 1990, in considering whether to grant planning permission for any development, the local planning authority must ensure, whenever it is appropriate, that adequate provision is made, by the imposition of conditions, for the preservation or planting of trees.
- 2.7 In accordance with Article 31 of the Development Management Procedure Order 2010, Members are invited to agree the recommendations set out in the reports, which have been made on the basis of the analysis of the scheme set out in each report. This analysis has been undertaken on the balance of the policies and any other material considerations set out in the individual reports.
- 2.8 Members are reminded that other areas of legislation covers many aspects of the development process and therefore do not need to be considered as part of determining a planning application. The most common examples are:
- **Building Regulations** deal with structural integrity of buildings, the physical performance of buildings in terms of their consumption of energy, means of escape in case of fire, access to buildings by the Fire Brigade to fight fires etc.
  - Works within the highway are controlled by **Highways Legislation**.
  - **Environmental Health** covers a range of issues including public nuisance, food safety, licensing, pollution control etc.
  - Works on or close to the boundary are covered by the **Party Wall Act**.
  - **Covenants and private rights** over land are enforced separately from planning and should not be taken into account.

### 3 **ROLE OF THE COMMITTEE MEMBERS**

- 3.1 The role of Members of the Planning Committee is to make planning decisions on applications presented to the Committee openly, impartially, with sound judgement and for sound planning reasons. In doing so Members should have familiarised themselves with Part 5D of the Council's Constitution 'The Planning Code of Good Practice'. Members should also seek to attend relevant training and briefing sessions organised from time to time for Members.
- 3.2 Members are to exercise their responsibilities with regard to the interests of the London Borough of Croydon as a whole rather than with regard to their particular Ward's interest and issues.

### 4. **THE ROLE OF THE CHAIR**

- 4.1 The Chair of the Planning Committee is responsible for the good and orderly running of Planning Committee meetings. The Chair aims to ensure, with the assistance of officers where necessary, that the meeting is run in accordance with the provisions set out in the Council's Constitution and particularly Part 4K of the Constitution 'Planning and Planning Sub-Committee Procedure Rules'. The Chair's most visible responsibility is to ensure that the business of the meeting is conducted effectively and efficiently.
- 4.2 The Chair has discretion in the interests of natural justice to vary the public speaking rules where there is good reason to do so and such reasons will be minuted.

- 4.3 The Chair is also charged with ensuring that the general rules of debate are adhered to (e.g. Members should not speak over each other) and that the debate remains centred on relevant planning considerations.
- 4.4 Notwithstanding the fact that the Chair of the Committee has the above responsibilities, it should be noted that the Chair is a full member of the Committee who is able to take part in debates and vote on items in the same way as any other Member of the Committee. This includes the ability to propose or second motions. It also means that the Chair is entitled to express their views in relation to the applications before the Committee in the same way that other Members of the Committee are so entitled and subject to the same rules set out in the Council's constitution and particularly Planning Code of Good Practice.

## **5. PROVISION OF INFRASTRUCTURE**

- 5.1 In accordance with Policy 8.3 of the London Plan (2011) the Mayor of London has introduced a London wide Community Infrastructure Levy (CIL) to fund Crossrail. Similarly, Croydon CIL is now payable. These would be paid on the commencement of the development. Croydon CIL provides an income stream to the Council to fund the provision of the following types of infrastructure:
- i. Education facilities
  - ii. Health care facilities
  - iii. Projects listed in the Connected Croydon Delivery Programme
  - iv. Public open space
  - v. Public sports and leisure
  - vi. Community facilities
- 5.2 Other forms of necessary infrastructure (as defined in the CIL Regulations) and any mitigation of the development that is necessary will be secured through A S106 agreement. Where these are necessary, it will be explained and specified in the agenda reports.

## **6. FURTHER INFORMATION**

- 6.1 Members are informed that any relevant material received since the publication of this part of the agenda, concerning items on it, will be reported to the Committee in an Addendum Update Report.

## **7. PUBLIC SPEAKING**

- 7.1 The Council's constitution allows for public speaking on these items in accordance with the rules set out in the constitution and the Chair's discretion.

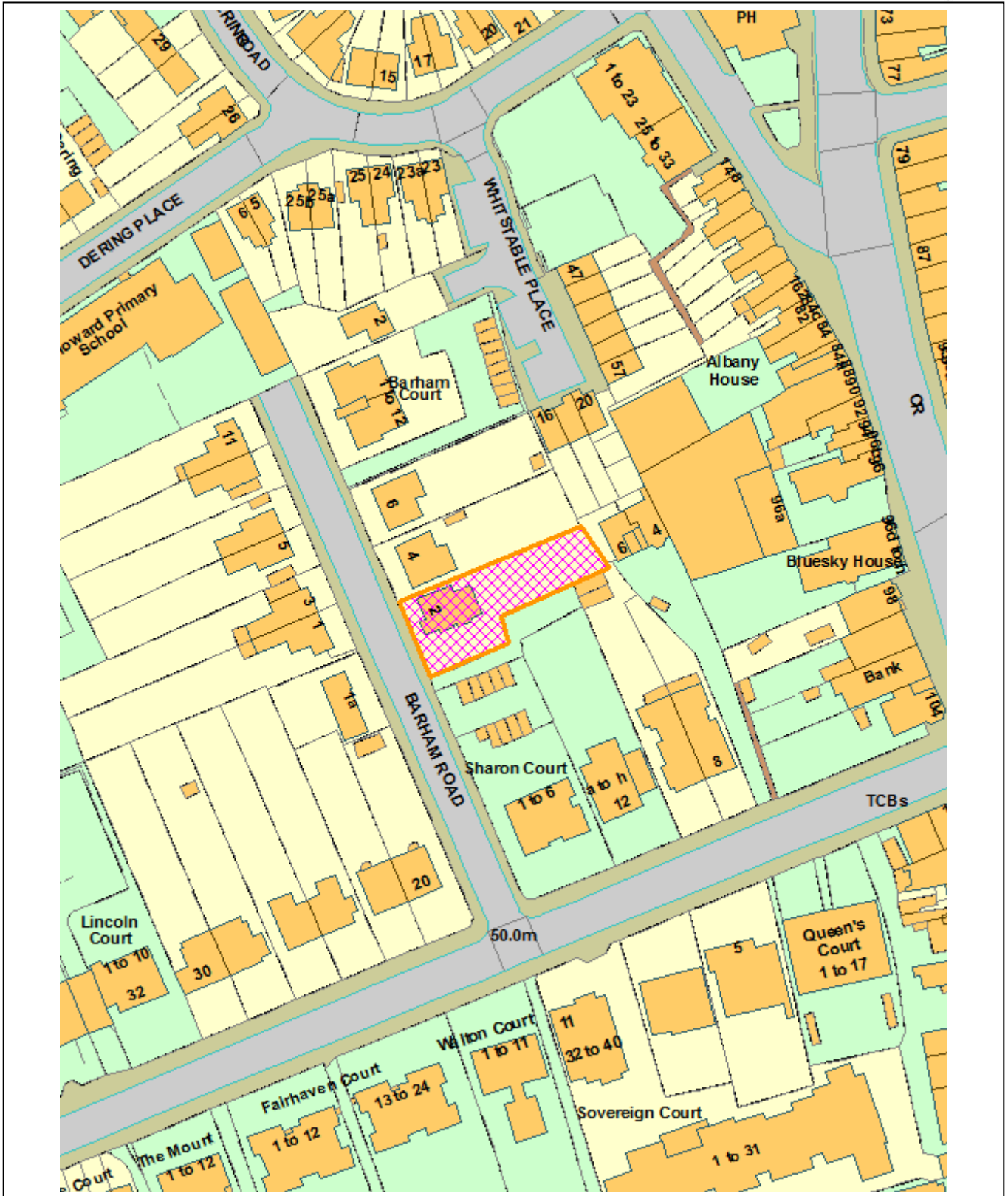
## **8. BACKGROUND DOCUMENTS**

- 8.1 The background papers used in the drafting of the reports in part 6 are generally the planning application file containing the application documents and correspondence associated with the application. Contact Mr P Mills (020 8760 5419) for further information. The submitted planning application documents (but not representations and consultation responses) can be viewed online from the Public Access Planning Register on the Council website at <http://publicaccess.croydon.gov.uk/online-applications>. Click on the link or copy it into an internet browser and go to the page, then enter the planning application number in the search box to access the application.

## **9. RECOMMENDATION**

- 9.1 The Committee to take any decisions recommended in the attached reports.

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**1.0 SUMMARY OF APPLICATION DETAILS**

Ref: 20/00534/FUL  
 Location: 2 Barham Road, South Croydon, CR2 6LD  
 Ward: Waddon  
 Description: Demolition of dwellinghouse and erection of a three storey building with accommodation in the roof consisting of 9 flats with associated car parking, cycle parking, refuse storage and landscaping  
 Drawing Nos: 19-131-P002 Rev C, 19-131-P001 Rev C, 19-131-P003, 19-131-P007, 19-131-P006, 19-131-P004, 19-131-P001 Rev A (Location Plan)  
 Applicant: Justin Homes Britain (Barham Road) LTD  
 Agent: Lucy Moroney- Icení Projects  
 Case Officer: Victoria Bates

	1 bed	2 bed	3 bed	4 bed	5 bed
<b>Existing</b>				1	
<b>Proposed flats</b>	2	6	1		

*All units are proposed for private sale*

Number of car parking spaces	Number of cycle parking spaces
1	18

1.1 This application is being reported to committee because objections above the threshold in the Committee Consideration Criteria have been received and the applicant was referred to Committee by Councillor Canning.

**2.0 RECOMMENDATION**

2.1 That the Planning Committee resolve to GRANT planning permission with the following Section 106 legal agreement:

- Restriction on car parking permits for future residents

2.2 That the Director of Planning and Strategic Transport has delegated authority to negotiate the legal agreement and issue the planning permission and impose conditions and informatives to secure the following matters:

**Conditions**

1. Time limit of 3 years
2. Development to be carried out in accordance with the approved drawings and reports except where specified by conditions
3. Construction Logistics Plan to be submitted
4. Details of site specific SuDS to be submitted
5. Protection measures for retained private trees and street trees to be submitted

6. Details of materials to be submitted
7. Hard and soft landscaping including boundary treatment, retaining walls and maintenance to be submitted
8. Details of electric vehicle charging point to be submitted
9. Details of children's playspace to be provided
10. Accessible units to be provided
11. Details of cycle parking
12. No other openings in flank elevations and side facing windows to be obscure glazed.
13. 19% Carbon reduction
14. 110litre Water usage
15. Any other planning condition(s) considered necessary by the Director of Planning and Strategic Transport

### **Informatives**

- 1) Community Infrastructure Levy
- 2) Code of practise for Construction Sites
- 3) Ecology consideration
- 4) Highway works
- 5) Accessible units
- 6) Any other informative(s) considered necessary by the Director of Planning and Strategic Transport

2.3 That the Committee confirms that adequate provision has been made by the imposition of conditions, for the preservation or planting of trees as required by Section 197 of the Town and Country Planning Act 1990.

### **3.0 PROPOSAL AND LOCATION DETAILS**

3.1 The proposal includes the following:

- Demolition of existing house
- Erection of a two storey building with accommodation in roof to create 9 residential units (2 x 1 bedroom 6 x 2 bedroom and 1 x 3 bedroom units) with provision of communal external amenity space and children's play space
- Provision of 1 off-street parking spaces
- Provision of associated refuse and cycle stores

3.2 During the course of the application amended plans have been received to alter the layout at the front of the site, alter the cycle and refuse store.



Figure 1 CGI of proposal (NOTE: minor changes have been made to the landscaping at the front)

### Site and Surroundings

- 3.3 The site is located to the east side of the cul-de-sac Barham Road. The site comprises a large detached dwelling with vehicular access and a large garden.
- 3.4 The site is located within an Archaeological Priority Zone. It has a PTAL of 5 which indicates good access to public transport and is close to the services and shops nearby on Brighton Road.
- 3.5 The site is predominantly in Flood Zone 1 with an area at the rear of the garden in Flood Zone 2/3. The site is also at risk of groundwater flooding at surface and moderate risk of surface water flooding.

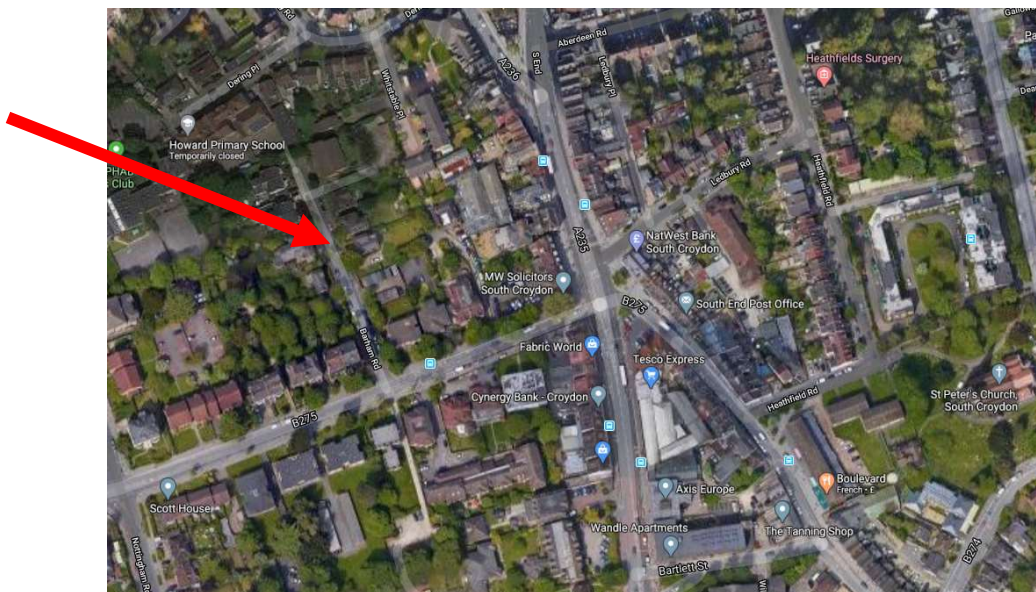


Figure 2 Location of the site

## Planning History

3.6 16/05746/HSE - Demolition of an existing two-storey rear extension and glazed annexe to the rear construction of single/two-storey rear extension and single-storey detached outbuilding to serve as a double garage and garden tool store - Permission granted

88/03847/P - Erection of detached garage/games room – Permission granted

## 4.0 SUMMARY OF KEY REASONS FOR RECOMMENDATION

- The principle of the development is acceptable given the residential character of the surrounding area.
- The proposal creates 7 family sized units  
The living conditions of adjoining occupiers would be protected from undue harm.
- The living standards of future occupiers are satisfactory and Nationally Described Space Standard (NDSS) compliant.
- The level of parking and impact upon highway safety and efficiency is considered acceptable and can be controlled through conditions.
- Sustainability aspects can be controlled by conditions.

## 5.0 CONSULTATION RESPONSE

5.1 The views of the Planning Service are expressed in the MATERIAL PLANNING CONSIDERATIONS section below.

## 6.0 LOCAL REPRESENTATION

6.1 The application has been publicised by 39 letters of notification to neighbouring properties in the vicinity of the application site.

The number of representations received from neighbours in response to notification and publicity of the application are as follows:

No of individual responses: 20   Objecting: 20   Supporting: 0   Comment: 0

It should be noted that 7 of the 20 objections were from outside the Borough.

6.2 The following issues were raised in representations. Those that are material to the determination of the application, are addressed in substance in the MATERIAL PLANNING CONSIDERATIONS section of this report:

<b>Objection</b>	<b>Officer comment</b>
<i>Design and appearance</i>	
Overdevelopment of the site	Addressed in Section 8.2-8.6 of this report.
Out of keeping with existing development in the area in terms of height and bulk. Obtrusive design.	Addressed in Section 8.7 – 8.14 of this report.
<i>Impact on amenities of neighbouring properties</i>	

Overbearing impact on and loss of light and privacy to neighbouring properties	Addressed in Sections 8.22 - 8.27 of this report.
Extra pollution and noise disturbance	This is a residential development and there is no evidence or reason to suggest that the proposal would result in extra pollution or noise that is not associated with a residential area.
Loss of sense of community	This is not a material planning consideration
Overlooking concerns towards the south	Addressed in 8.26
Impact on property prices	This is not a material planning consideration
<i>Trees/Ecology/Environment</i>	
Loss of wildlife- bats and Great Crested Newts	Addressed in Section 8.39 of this report.
<i>Transport and parking</i>	
Increased parking stress on Barham Road	Addressed in Section 8.30 of this report.
<i>Amenities of future occupiers</i>	
No affordable housing provision	This is a minor development and there is no policy requirement for affordable housing.
<i>Other matters</i>	
Pressure on existing sewerage system.	Addressed in Section 8.36-8.38 of this report
Cumulative impact with another proposal on Barham Road	Parking concern addressed in Section 8.30 of this report. Each development will provide suitable on-site sustainable drainage and each will provide CIL contributions.

6.3 Councillor Canning objected to the proposal and referred it to Planning Committee on the following grounds:

- overdevelopment not in keeping with the character of the area;

- size and dimensions are excessive and overbearing compared with the neighbouring two storey house at 4 Barham Road;
- Negative impact on 4 Barham Road in terms of light and outlook;

## **7.0 RELEVANT PLANNING POLICIES AND GUIDANCE**

7.1 In determining any planning application, the Council is required to have regard to the provisions of its Development Plan so far as is material to the application and to any other material considerations and the determination shall be made in accordance with the plan unless material considerations indicate otherwise. The Council's adopted Development Plan consists of the Consolidated London Plan 2015, the Croydon Local Plan 2018 and the South London Waste Plan 2012.

7.2 Government Guidance is contained in the National Planning Policy Framework (NPPF), issued in February 2019. The NPPF sets out a presumption in favour of sustainable development, requiring that development which accords with an up-to-date local plan should be approved without delay. The NPPF identifies a number of key issues for the delivery of sustainable development, those most relevant to this case are:

- Promoting sustainable transport;
- Delivering a wide choice of high quality homes;
- Requiring good design.

7.3 The main policy considerations raised by the application that the Committee are required to consider are:

### **7.4 Consolidated London Plan 2015**

- 3.3 Increasing housing supply
- 3.4 Optimising housing potential
- 3.5 Quality and design of housing developments
- 3.8 Housing choice
- 5.1 Climate change mitigation
- 5.2 Minimising carbon dioxide emissions
- 5.3 Sustainable design and construction
- 5.12 Flood risk management
- 5.13 Sustainable drainage
- 5.16 Waste net self sufficiency
- 6.3 Assessing effects of development on transport capacity
- 6.9 Cycling
- 6.13 Parking
- 7.2 An inclusive environment
- 7.3 Designing out crime
- 7.4 Local character
- 7.6 Architecture
- 7.21 Woodlands and trees

Policy 3.3 of the London Plan 2016 recognises the pressing need for more homes in London and Policy 3.8 states that Londoners should have a genuine choice of homes which meet their requirements for different sizes and types of dwellings in the highest

quality environments. The impact of the draft London Plan is set out in paragraph 7.7 below.

#### 7.5 Croydon Local Plan 2018

- SP2 - Homes
- SP6.3 - Sustainable Design and Construction
- DM1 - Housing choice for sustainable communities
- SP4 – Urban Design and Local Character
- DM10 - Design and character
- DM13 - Refuse and recycling
- DM16 – Promoting healthy communities
- SP6 – Environment and Climate Change
- DM23 - Development and construction
- DM25 – Sustainable drainage systems and reducing floor risk
- DM27 – Biodiversity
- DM28 – Trees
- SP8 – Transport and communications
- DM29 - Promoting sustainable travel and reducing congestion
- DM30 - Car and cycle parking in new development

#### 7.6 There is relevant Supplementary Planning Guidance as follows:

- London Housing SPG March 2016
- Croydon Suburban Design Guide Supplementary Planning Document April 2019

#### 7.7 Emerging New London Plan

Whilst the emerging New London Plan is a material consideration, the weight afforded to it is down to the decision maker, linked to the stage a plan has reached in its development. The Mayor's Intend to Publish version of the New London Plan was submitted to the Secretary of State who has now issued a direction and one awaits to hear how the London Mayor responds. The New London Plan remains at an advanced stage of preparation but full weight will not be realised until it has been formally adopted. Therefore, the New London Plan's weight has increased following on from the publication of the Panel Report and the London Mayor's publication of the Intend to Publish New London Plan. The Planning Inspectors' Panel Report accepted the need for London to deliver 66,000 new homes per annum (significantly higher than existing adopted targets), but questioned the London Plan's ability to deliver the level of housing predicted on "small sites" with insufficient evidence having been presented to the Examination to give confidence that the targets were realistic and/or achievable. This conclusion resulted in the Panel Report recommending a reduction in London's and Croydon's "small sites" target.

The Mayor in his Intend to Publish New London Plan has accepted the reduced Croydon's overall 10 year net housing figures from 29,490 to 20,790 homes, with the "small sites" reduced from 15,110 to 6,470 homes. Crucially, the lower windfall housing target for Croydon (641 homes a year) is not dissimilar to but slightly larger the current adopted 2018 Croydon Local Plan target of 592 homes on windfall sites each year.

It is important to note, should the Secretary of State support the Intend to Publish New London Plan, that the overall housing target in the New London Plan would be 2,079

new homes per annum (2019 – 2029) compared with 1,645 in the Croydon Local Plan 2018. Therefore, even with the possible reduction in the overall New London Plan housing targets, assuming it is adopted, Croydon will be required to deliver more new homes than our current Croydon Local Plan 2018 and current London Plan (incorporating alterations 2016) targets.

For clarity, the Croydon Local Plan 2018, current London Plan (incorporating alterations 2016) and South London Waste Plan 2012 remain the primary consideration when determining planning applications.

## **8.0 MATERIAL PLANNING CONSIDERATIONS**

8.1 The main planning issues raised by the application that the Planning Committee are required to consider are as follows:

1. Principle of development
2. Townscape and visual impact
3. Housing quality for future occupiers
4. Residential amenity for neighbours
5. Access and parking
6. Sustainability and environment
7. Other matters

### **Principle of Development**

8.2 This application must be considered against a backdrop of significant housing need, not only across Croydon, but also across London and the south-east. All London Boroughs are required by the London Plan to deliver a number of residential units within a specified plan period. In the case of the London Borough of Croydon, there is a requirement to deliver a minimum of 32,890 new homes between 2016 and 2036 (Croydon's actual need identified by the Croydon Strategic Housing Market Assessment would be an additional 44,149 new homes by 2036, but as there is limited developable land available for residential development in the built up area, it is only possible to plan for 32,890 homes). This requirement is set out in policy SP2.2 of the Croydon Local Plan (CLP) (2018), which separates this target into three relatively equal sub targets with 10,760 new homes to be delivered within the Croydon Opportunity Area, 6,970 new homes as identified by specific site allocations for areas located beyond the Croydon Opportunity Area boundary and 10,060 homes delivered across the Borough on windfall sites. The draft London Plan, which is moving towards adoption (although in the process of being amended) proposes significantly increased targets which need to be planned for across the Borough. In order to provide a choice of housing for people in socially-balanced and inclusive communities in Croydon, the Council will apply a presumption in favour of sustainable development of new homes.

8.3 The Croydon Suburban Design Guide (2019) sets out how suburban intensification can be achieved to high quality outcomes and thinking creatively about how housing can be provided on windfall sites. As is demonstrated above, the challenging targets will not be met without important windfall sites coming forward, in addition to the large developments within Central Croydon and on allocated sites.

8.4 The application is for a flatted development providing additional homes within the borough, which the Council is seeking to promote. The site is located within an existing



residential area and as such providing that the proposal respects existing residential character and local distinctiveness, and accords with all other relevant material planning considerations, the principle of development is supported.

- 8.5 CLP Policy DM1.2 seeks to prevent the net loss of 3-bedroom homes (as originally built) and homes less than 130m<sup>2</sup>. The existing building on site is a 4 bedroom house with a floor area of approximately 177sqm. One x 3 bedroom unit 5 person unit is being proposed. There would be no net loss of homes under 130sqm or three-bedroom homes as required by Policy DM1.2.
- 8.6 Policy SP2.7 seeks to ensure that a choice of homes is available to address the borough's need for homes of different sizes and that this will be achieved by setting a strategic target for 30% of all new homes up to 2036 to have three or more bedrooms. Although the proposal would only provide one unit with three bedrooms, it would also provide six 2 bedroom 4 person units which could be considered smaller family homes.

### **Townscape and Visual Impact**

- 8.7 Barham Road is made up of semi-detached and detached properties of a similar character, with period features. The building on the application site does not hold any special significant architectural merit or protection and therefore there is no objection to its demolition.
- 8.8 CLP Policy DM10.1 states that proposals should achieve a minimum height of 3 storeys whilst respecting a) the development pattern, layout and siting; b) the scale, height, massing and density; and c) the appearance, existing materials and built and natural features of the surrounding area.
- 8.9 The Suburban Design Guide suggests appropriate ways of accommodating intensified development on sites and suggests that where surrounding buildings are predominantly detached dwellings of two (2) or more storeys, new developments may be three (3) storeys with an additional floor contained within the roof space or set back from the building envelope.
- 8.10 The proposed building would have three storeys with additional accommodation in the roof and the width of the building would be increased to utilise the site- but away from the boundary with 4 Barham Road by 2 metres and set back by 2 metres from the existing front building line. The 'sympathetic and faithful' design approach within the SDG has been used which is appropriate for Barham Road, as the character of the road is distinctive. The chimneys, window lintel and cills, brickwork and porch match the existing building and positively contribute to the streetscene. The design of the building is sensitive the streetscene and would respect the appearance, existing materials and features in accordance with DM10 of the Croydon Local Plan. Details will be conditioned to ensure a high quality appearance.



Figure 3 Proposed front elevation

8.11 The footprint of the building would be increased from the existing dwelling which occupies around half of the width of the site. The image below shows the proposed site plan, with existing building overlaid in a red dotted line. The existing rear building line would be exceeded, but would maintain a 45 degree line from the neighbour at 4 Barham Road's closest window. To the western side, the footprint of the building would be 2.8 metres from the boundary, which is further away than the existing building. To the front the building line would be set back by an additional 2 metres and to the eastern side, the building would be set off the boundary by 3.3 metres. The footprint would better utilise the site. Given the massing of the building would increase, the additional separation from 4 Barham Road and from the street would reduce the appearance of dominance. Overall, the development would respect the layout and siting of the area in accordance with DM10.



Figure 4 Proposed site plan

8.13 The sympathetic and faithful design approach continues across the side and rear elevations. The detailing in the brickwork and white plaster wrap around the building to

create a coherent appearance. There would be a two storey projection from the rear with a flat roof with projecting balconies on the rear elevation and side elevations. Balconies are not a characteristic feature of the streetscene, however would be located to the side and rear in less visible locations to the streetscene. The balconies would have metal balustrades to match the proposed boundary treatment at the front of the site. Moreover, metal railings can be found within Barham Road. This is in accordance with section 2.26.4 of the Suburban Design Guide. As discussed in paragraph 8.20, amended plans are to be submitted which are likely to slightly increase the size of the dormer. It is anticipated that this will have an acceptable appearance and officers will report on this matter in an addendum report.



*Figure 5 Proposed rear elevation with balconies shown (with screens on right hand side of image)*

- 8.14 The proposal would provide an area of soft landscaping at the front and one parking space. Properties on Barham Road tend to have a mix of soft and hard landscaping to the front, as does the existing property. The proposal would also provide a mix of hard and soft landscaping and so its impact on the streetscene is acceptable.
- 8.15 Therefore having considered all of the above, against the backdrop of housing need, officers are of the opinion that the proposed development that would comply with the objectives of the above policies in terms of respecting local character.

### **Housing Quality for Future Occupiers**

- 8.16 All of the proposed new units- 1 x 3 bedroom 5 person unit, 6 x 2 bedroom 4 person units and 2 x 1 bedroom 2 person units would comply with internal dimensions required by the Nationally Described Space Standards (NDSS).
- 8.17 The proposed units are all dual aspect which allows to a good level of cross ventilation and levels of daylight. All units have appropriate layouts.

- 8.18 With regard to external amenity space, the London Housing SPG states that a minimum of 5sqm of private outdoor space should be provided for 1-2 person dwellings and an extra 1sqm for each additional unit. The flats all have private amenity in the form of a terrace or balconies. All private amenity spaces meet or exceed the required standards.
- 8.19 An area of communal garden (approximately 330sqm) is provided within the site. Children's play space would be provided within this space and full details of this area will be secured by condition.
- 8.20 After extensive negotiations, the applicant has agreed to include a lift which would serve all floors apart from the roof, making all units apart from one step-free both internally and externally. A lift would provide a very positive contribution to the scheme which would result in the creation of 1 M4(3) unit and 7 M4(2) units. Policy 3.8 of the London Plan and D7 and H2 of the Draft London Plan set out that 90% of units should meet M4(2) and 10% M4(3) but that flexibility should be applied on smaller schemes if exceptional circumstances prevail. In this instance, the addition of a lift going to the top floor is considered to result in an unsightly overrun and it is acceptable and appropriate for it to go to the lower floors. To accommodate the lift, the size of the rear dormer will be slightly enlarged. Details will be confirmed with the applicant prior to the committee date and reviewed within an addendum. The increase in size of the dormer would not overly change the appearance of the roof form and the location of the dormer is set well away from adjoining neighbours. The balcony would be moved towards the flat roof and screening would be conditioned (as it would be with the originally submitted layout).
- 8.21 Overall, the development would provide a good standard of accommodation for future occupiers.

### **Residential Amenity for Neighbours**

- 8.22 Policy 7.1 of the London Plan indicates that in their neighbourhoods, people should have a good quality environment. Policy DM10 of the Croydon Local Plan requires the Council to have regard to the privacy and amenity of adjoining occupiers. Policies SP4.1 and SP4.2 seek to respect and enhance character, to create sustainable communities and enhance social cohesion and well-being.
- 8.23 The most affected neighbour would be 4 and 4a Barham Road. At the closest point to the boundary, the rear building line of the proposal would project beyond the rear elevation of the neighbour by 4.1 metres (excluding the refuse store which would have a similar building line to the neighbour). The rear building line of the proposal extends further as the side elevation steps away from the boundary. As such, the proposal would pass the 45 degree test, demonstrating that outlook from the closest habitable rooms would not be compromised, particularly as the proposal would be set off the boundary by an additional 1.8 metres compared to the existing dwelling. Some balconies are located near to the boundary with this site but these would be screened so that residents look down the garden to not result in significant overlooking to the first 10m of private amenity space for the neighbour. Side facing windows would be obscure glazed and non-opening.
- 8.24 A Daylight and Sunlight assessment has been submitted with the application. This demonstrates that the three side facing windows and closest rear windows of 4/4a Barham Road would meet the minimum requirements set out by the BRE guidance-

and in the case of the two ground floor side windows which serve a kitchen, the amount of direct sunlight (annual probable sunlight hours) and amount of sky visible (vertical sky component) would actually improve.

- 8.26 To the south, the site is adjacent to a set of garages which are part of Sharon Court. Sharon Court is a two storey block of flats, separated by 32 metres. This separation distance exceeds the guidance of 18 metres in the Suburban Design Guide SPD. As a result, the proposal would not appear overly dominant or harm daylight or outlook.
- 8.27 To the rear, the neighbouring property would be separated from the rear elevation by 24 metres and the tall hedging close to the boundary would be retained. The proposal would not cause harm to neighbouring amenity

### **Parking and Access**

#### Parking

- 8.29 The site has a PTAL rating of 5 (on a scale of 1a-6b) which is good. The site is served by South Croydon National Rail station and eleven bus routes.
- 8.30 One off street car parking space would be provided for the wheelchair dwelling - accessed from the existing crossover. The site is within a controlled parking zone and so a legal agreement will be secured in order to prevent future residents applying for parking permits. The proposal will therefore not put a strain on on-street parking within the area. Moreover, residents are likely to utilise the good connections to public transport.
- 8.31 Eighteen cycle parking spaces would be located within two stores at the front and side of the site. This meets the requirements of the London Plan. The store to the side would be attached to the main building and brick built. The other store would be located at the front of the site. Details of this store will be conditioned.

#### Access

- 8.32 The existing crossover would be utilised.
- 8.33 The Transport Statement provides manoeuvring plans that demonstrate that a vehicle can manoeuvre into the proposed parking space. The submitted plans show that the required pedestrian and vehicle sightlines can be achieved from both vehicular accesses to the site.

#### Refuse storage/collection

- 8.34 A refuse storage area is shown to the side of the building. The refuse store would be located in a brick built store. In accordance with DM13 of the Croydon Local Plan (2018), the storage would be adequately screened and located behind the building line.

### **Environment and sustainability**

- 8.35 Conditions will be attached to ensure that a 19% reduction in CO2 emissions over 2013 Building Regulations is achieved and mains water consumption would meet a target of 110 litres or less per head per day.

- 8.36 The site is located within an area at low-high risk of surface water, groundwater flooding and Flood Zone 2/3 at the rear of the site. A Flood Risk Assessment (FRA) has been submitted as part of the application which outlines the risks of flooding at the site. To prevent groundwater flooding, a waterproof in situ slab would be installed. The area of Flood Zone 2/3 is within a very small portion of the site at the rear. The existing planting will remain in position and as the accommodation is around 17 metres from this area, the risk of flooding is low.
- 8.37 Policy DM25 requires all development to incorporate sustainable drainage measures (SuDS). The report outlines SuDS measures that could be feasible at the site including permeable paving and soakaways. A condition requiring site specific SuDS measures would be imposed on any planning permission.

### **Other matters**

- 8.38 Trees and landscape - There are no Tree Protection Orders on the site. A Class C apple tree and line of six Class C Cypress trees would be removed. Eight trees would be planted at the rear and one in the front garden. Protection measures for the trees at the rear most part of the site and the street tree. Details would be conditioned.
- 8.39 Ecology – An Ecology Appraisal of the site has been submitted. The report finds the site favourable for nesting birds and reptiles and of low roosting suitability for bats. Various surveys and precautions are recommended which are conditioned.
- 8.40 The development will be liable for a charge under the Community Infrastructure Levy (CIL). This payment will contribute to delivering infrastructure to support the development of the borough.

### **Conclusion and planning balance**

- 8.41 The principle of residential development is considered acceptable in this area. The development accords with policy requirements and the Suburban Design Guide in terms of its massing and overall impact on the visual amenities of the area. The proposal has been designed to ensure there would be no unacceptably harmful impact on the amenities of the adjacent properties and provides adequate amenity for future residents. The impact on the highway network is acceptable. The proposal's design and appearance is satisfactory and does not weigh against it in the balance. The proposal would provide acceptable quality of accommodation and mix of units. Therefore, with the conditions recommended the proposal is considered to be in accordance with the relevant policies.
- 8.42 All other relevant policies and considerations, including equalities, have been taken into account.

## **PLANNING COMMITTEE AGENDA**

### **PART 8: Other Planning Matters**

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#### **1 INTRODUCTION**

- 1.1 In this part of the agenda are reports on planning matters, other than planning applications for determination by the Committee and development presentations.
- 1.2 Although the reports are set out in a particular order on the agenda, the Chair may reorder the agenda on the night. Therefore, if you wish to be present for a particular application, you need to be at the meeting from the beginning.
- 1.3 The following information and advice applies to all those reports.

#### **2 FURTHER INFORMATION**

- 2.1 Members are informed that any relevant material received since the publication of this part of the agenda, concerning items on it, will be reported to the Committee in an Addendum Update Report.

#### **3 PUBLIC SPEAKING**

- 3.1 The Council's constitution only provides for public speaking rights for those applications being reported to Committee in the "Planning Applications for Decision" part of the agenda. Therefore reports on this part of the agenda do not attract public speaking rights.

#### **4 BACKGROUND DOCUMENTS**

- 4.1 For further information about the background papers used in the drafting of the reports in part 7 contact Mr P Mills (020 8760 5419).

#### **5 RECOMMENDATION**

- 5.1 The Committee to take any decisions recommended in the attached reports.

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